

HANAHAN COMPREHENSIVE PLAN 2012

VOLUME I



OTRANTO PLANTATION



GOOSE CREEK RESERVOIR

"The future is not some place we are going to, but one we are creating. The paths are not to be found, but made, and the activity of making them, changes both the maker and the destination."

- John Schaar

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INTRODUCTION

The basis for the comprehensive planning process is in the state Local Government Comprehensive Planning Enabling Act of 1994 (SC Code §6-29-310 through §6-29-1200), which repealed and replaced all existing state statutes authorizing municipal planning and zoning. The 1994 Act establishes the comprehensive plan as the essential first step of the planning process and mandates that the plan must be systematically evaluated and updated. Elements of the plan must be reevaluated at least once every five years, and the entire plan must be updated at least once every ten years.

The City of Hanahan is located in the southeast region of South Carolina, in the centralized part of the greater Charleston area. It is located along Interstate 26 in Berkeley County and is bordered by the City of Goose Creek to the north and the City of North Charleston to the south and west. Located a short distance from area beaches and historic downtown Charleston, Hanahan is an ideal place to live, work, and raise a family.

Since Hanahan last updated its Comprehensive Plan in 2002, the City has undergone a significant amount of growth – both residential and commercial. Based on recent and anticipated continued growth, the City is taking proactive steps to nurture, guide, and direct future growth to maintain its high quality of life for Hanahan residents.

A comprehensive plan provides a vision, clearly stated and shared by all, that describes the future of the community. It protects private property rights and also encourages and supports economic development. The plan inventories the City's existing conditions and amenities and assesses their functionality and relationship to one another. This inventory enables the City to take stock of where they are today (strengths and weaknesses) and where they want to go (opportunities and challenges).

This plan was developed through a collaborative effort involving the Hanahan Planning Commission, community leaders, citizen input, and data research and analysis. Based on a study of existing conditions and a series of public workshops, the City was able to identify and define its vision, goals, policies, priorities and implementation strategies.

PURPOSE

The comprehensive plan provides a primary basis for evaluating all future development, redevelopment and land use decisions in Hanahan, and assists the community in achieving the development patterns it desires, such as traditional neighborhoods, infill development, and those creating a sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources and accommodating economic growth.

The plan is “long-range” in that it has a planning horizon of 20 years, and is “comprehensive” in that it covers the entire City limits, plus it encompasses all the functions that make a community work and considers the interrelatedness of these functions. The Comprehensive Plan is based on the principle that if the City knows where it wants to go, it possesses better prospects of getting there. It is intended to generate local pride and enthusiasm about the future of the community, thereby ensuring that citizens are involved with the implementation of the plan.



As directed by the South Carolina Planning Enabling Act, the following nine elements are included:

1. **Population Trends and Characteristics;**
2. **Housing;**
3. **Economic Development;**
4. **Natural Resources;**
5. **Cultural Resources;**
6. **Community Facilities;**
7. **Transportation and Mobility Systems;**
8. **Land Use; and**
9. **Priority Investment.**

OVERALL VISION AND GUIDING PRINCIPLES

This comprehensive planning process began by establishing an overall vision for the City of Hanahan. The vision was broken down into five guiding principles and, in later sections, into more detailed goals. As the comprehensive planning process was conducted, these guiding principles served as the foundation for specific policies, and provided a unifying overall direction for the Comprehensive Plan and its implementation strategies. They are intended to be concise, to be easily understood, and to provide clear direction for the future of the City of Hanahan.

The following five guiding principles were formulated from input received through the City-wide Public Workshops, surveys, community leaders, and the Planning Commission.

1. **Hanahan will promote reinvestment and revitalization efforts in its existing residential and commercial neighborhoods.**
2. **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.**
3. **Hanahan will support the existing economic base and encourage a diverse economy to increase jobs and the City's tax base.**
4. **Hanahan will strive to maintain and enhance the quality level of safety and security of its residents as well as the protection and preservation of its natural and cultural resources.**
5. **Hanahan will maintain and promote efficiency and cooperation in government by striving to offer the highest quality and most effective services possible.**

ACKNOWLEDGEMENTS

Appointed by elected officials, members of the City of Hanahan Planning Commission are both residents and stakeholders of Hanahan who serve without remuneration. In January of 2012, the Hanahan Planning Commission began the comprehensive planning process. The planning process constituted a complete replacement of the City's 2002 Comprehensive Plan to keep the City in compliance with the requirements of the South Carolina Planning Enabling Act of 1994. From January to October of 2012, the Planning Commission, interested officials, entities, and citizens created the Comprehensive Plan described on the following pages. After adoption by the Commission, the document is forwarded to the Hanahan City Council for final approval.

HANAHAN CITY COUNCIL

Mayor Minnie N. Blackwell
 Mayor Pro Tem Michael Sally
 Council Member Jeff C. Chandler
 Council Member Mike Dyson
 Council Member C. Kevin Cox
 Council Member Joel Hodges
 Council Member Dan Owens

HANAHAN COMPREHENSIVE PLAN STEERING COMMITTEE

Leroy Calhoun, Planning Commission Chairman
 Robert Thrower, Planning Commission
 Marty Chandler, Planning Commission
 Carolyn Lackey, Planning Commission
 Kendra Wilson, Planning Commission

William Raitt, Planning Commission
 Pat Eckstine, Planning Commission
 Hal Trader, Former Chairman
 (Planning Commission)

CITY STAFF

Johnny Cribb, City Administrator
 Randy Moneymaker, Recreation & Parks Director
 Larry Sturdivant, Building Official
 Michael A. Cochran, Police Chief
 Debbie Lewis, Permit Clerk

Jerry Barham, Fire Chief
 Debbie Paulson, Code Enforcement
 Kenny Prosser, Public Works
 Kim Peters, Clerk of Council



HANAHAN COMPREHENSIVE PLAN 2012



STEEPBROOK PLANTATION



BOWEN'S CORNER



SECTION I: ISSUES, GOALS AND POLICIES

SECTION I: ISSUES, GOALS AND POLICIES

OVERVIEW

Section I organizes the range of issues and needs that were identified throughout the preparation of this Plan during the public participation phase, which involved discussions on Hanahan's positive characteristics, areas in Hanahan in need of improvement, and guiding principles, as well as surveys providing public input, and an analysis of the Existing Conditions (Volume II).

Following a summary of issues related to each of the nine elements are goals and policies that were formulated out of the issues identified, an analysis of Existing Conditions (Volume II), and input from the Planning Commission.

Goals are the broadest expressions of a community's desires and give overall direction to the Plan. Policies are broad statements that set preferred courses of action and help to carry out the goals in the foreseeable future.

POPULATION

SUMMARY OF ISSUES

The second largest municipality in Berkeley County, Hanahan's population has grown nearly 40 percent (39.1%) in the last decade, only second to the Town of Summerville, when compared to surrounding municipalities. More significantly, the City has seen an overall population increase of 115 percent over the last forty years. This trend is likely to continue, as it is anticipated that Hanahan's resident population will exceed 24,000 by 2035, a 35 percent increase over the next 25 years.

As the population increases, the diverse needs of the population changes as well. Therefore, it is important that the City can meet the needs of all residents regardless of age, income level, and social and physical needs, in order to maintain the quality of life enjoyed by Hanahan residents.

POPULATION GOALS AND POLICIES

GOAL 1: Hanahan will continue to promote a sense of community among its residents.

1. The City will continue to promote activities and events that reflect pride in the community, including festivals, parades, cleanup and beautification efforts, and educational programs.

GOAL 2: Hanahan will continue to support the provision of quality 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.



2. The City will encourage the management of educational facilities that provide opportunities for residents to enjoy the same, or better, standard of living.
3. The City will continue to ensure residents in new and existing developments are provided with adequate public safety services and facilities.

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.

1. The City will promote growth that is compatible with current conditions and does not harm quality of life.
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.
3. The City will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.



HOUSING

SUMMARY OF ISSUES

Growth in Hanahan’s housing supply has been consistent with its population growth. Historically known as a bedroom community, Hanahan offers a variety of housing types in a wide range of prices. As of the 2010 Census, nearly 60 percent of the City’s housing stock was single-family units, 32 percent multi-family units, and 8.5 percent were mobile homes. The median value of owner-occupied housing units was \$184,300, and the median for rental units was \$808/month.

While housing affordability and availability may not be an issue, what is an issue is the age of housing, in particular housing located in the area between Yeamans Hall Road and Remount Road. This area was found to have the largest percentage of housing built before 1960 in the County. The age of housing can often suggest deterioration and substandard housing conditions, which were specifically identified as a concern among participants of the public workshops. In fact, nearly 50 percent of survey participants either “agree” or “strongly agree” (when given the options strongly disagree, disagree, neutral, agree, and strongly agree) with the statement that Hanahan has a significant amount of housing in poor or dilapidated condition in our community. In addition, the condition of housing and blighted properties was the second most important “issue” or “challenge” that participants listed as currently facing Hanahan.

As the population becomes more diverse, it is important that the City continue to provide diverse housing choices, as well as reinvest in its existing neighborhoods to remedy blighted properties and enhance the overall character of the community.

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.
3. The City will encourage the provision of diverse housing types within planned developments.

GOAL 2: Hanahan will preserve and enhance existing communities and neighborhoods from physical deterioration resulting from neglect and lack of maintenance, substandard construction practices, natural hazards, and encroachment of incompatible development.

1. The City will encourage property owners to maintain their property and protect residential property values through continued code enforcement, regulations, and other measures.

2. The City will support redevelopment or enhancement of existing communities and neighborhoods that have suffered from physical deterioration, including offering support programs to help with improvements and upkeep.
3. The City will engage with Home Owners Associations and Civic Organizations to prevent the deterioration of neighborhoods.
4. The City will encourage character and identity among communities and neighborhoods.
5. The City will encourage the repair, removal, or replacement of blighted or abandoned structures, both residential and commercial.
6. The City will encourage housing availability for low-to-moderate income households and special needs populations.

GOAL 3: Hanahan will pursue infill and redevelopment opportunities where appropriate to maximize the use of existing infrastructure.

1. The City will encourage infill and the redevelopment of vacant and/or underutilized land where public services already exist.
2. The City will encourage infill and redevelopment opportunities in its Town Center to fill existing residential areas where appropriate, both as a revitalization effort and provision of workforce housing.
3. The City will continue to review plans for new development to ensure that it is consistent in character and scale with existing development.
4. The City will ensure adequate public infrastructure and services are provided throughout the City to serve existing residents.



ECONOMIC

SUMMARY OF ISSUES

Historically Hanahan was seen primarily as a residential community, one whose employment growth and economic development were largely dependent upon the economic activity of the Greater Charleston Area. This has changed in recent years, however, as the City's economic foundation has grown and become more diverse, with an array of science, manufacturing, and distribution companies, furthering Hanahan's ability to grow economically.

Although the City has made great strides in these areas, the Planning Commission and community workshop participants expressed a continued need for more service-related businesses for Hanahan citizens, such as shopping and entertainment venues.

There was also discussion surrounding the importance of the City continuing its efforts to support existing businesses while offering incentives for new businesses and industries looking to locate in the City, as well as encouraging diversity in the economy to promote job growth and expand the City's tax base.

The need for continued efforts in redeveloping and creating a "Town Center" was also a priority, including encouraging businesses to locate in infill areas within the Town Center. Over 70 percent of survey participants either "agree" or "strongly agree" (when given the options strongly disagree, disagree, neutral, agree, and strongly agree) with the statement that Hanahan should encourage the redevelopment of vacant commercial sites.

Because the creation of wealth leads to economic prosperity not only for individuals and households, but for the entire community as well, increasing employment options within the City will facilitate a higher quality of life for current and future residents of Hanahan.

ECONOMIC GOALS AND POLICIES

GOAL 1: Hanahan will protect and support its existing economic base and viability of existing businesses.

1. The City will develop strategies to encourage retention and expansion of existing quality businesses and industries.
2. The City will explore ways to assist local business owners in improving their commercial properties, such as making available information regarding storefront revitalization grants and loans.
3. The City will explore ways to assist and make information available to local entrepreneurs who wish to start or expand a business.
4. The City will encourage the location of businesses that employ local residents with appropriate skills and coordinate with job training for those skills, serving the needs of the local residents.



GOAL 2: Hanahan will promote a more diversified economic base by attracting new industries and more, higher paying jobs to the community, thereby expanding the City's tax base.

1. The City will seek to attract businesses and industries that complement, as well as expand, the existing commercial and industrial economic base.
2. The City will market itself and utilize incentives to attract new businesses and industries.
3. The City will make investments in community facilities and infrastructure in coordination with city and county economic development strategies, to ensure that adequate public services are available for new development.
4. To the greatest extent possible, the City will encourage development of new businesses that are compatible with neighboring uses and are in character with the surrounding area.
5. The City will work cooperatively with, and support the goals of the Berkeley County Chamber of Commerce, the Charleston Metro Chamber of Commerce, and the Charleston Regional Development Alliance.

GOAL 3: Hanahan will continue to establish its Town Center to serve as a community focal point while providing a variety of services for the local citizens.

1. The City will continue to focus efforts on redeveloping the Town Center as a pedestrian friendly area to serve residents with places to eat, shop at local businesses, and gather for community events.
2. The City will foster application of its land use regulations that encourage uses in the Town Center to those that serve city residents and visitors, including retail, professional office, service uses, and residential where appropriate.



COMMUNITY FACILITIES

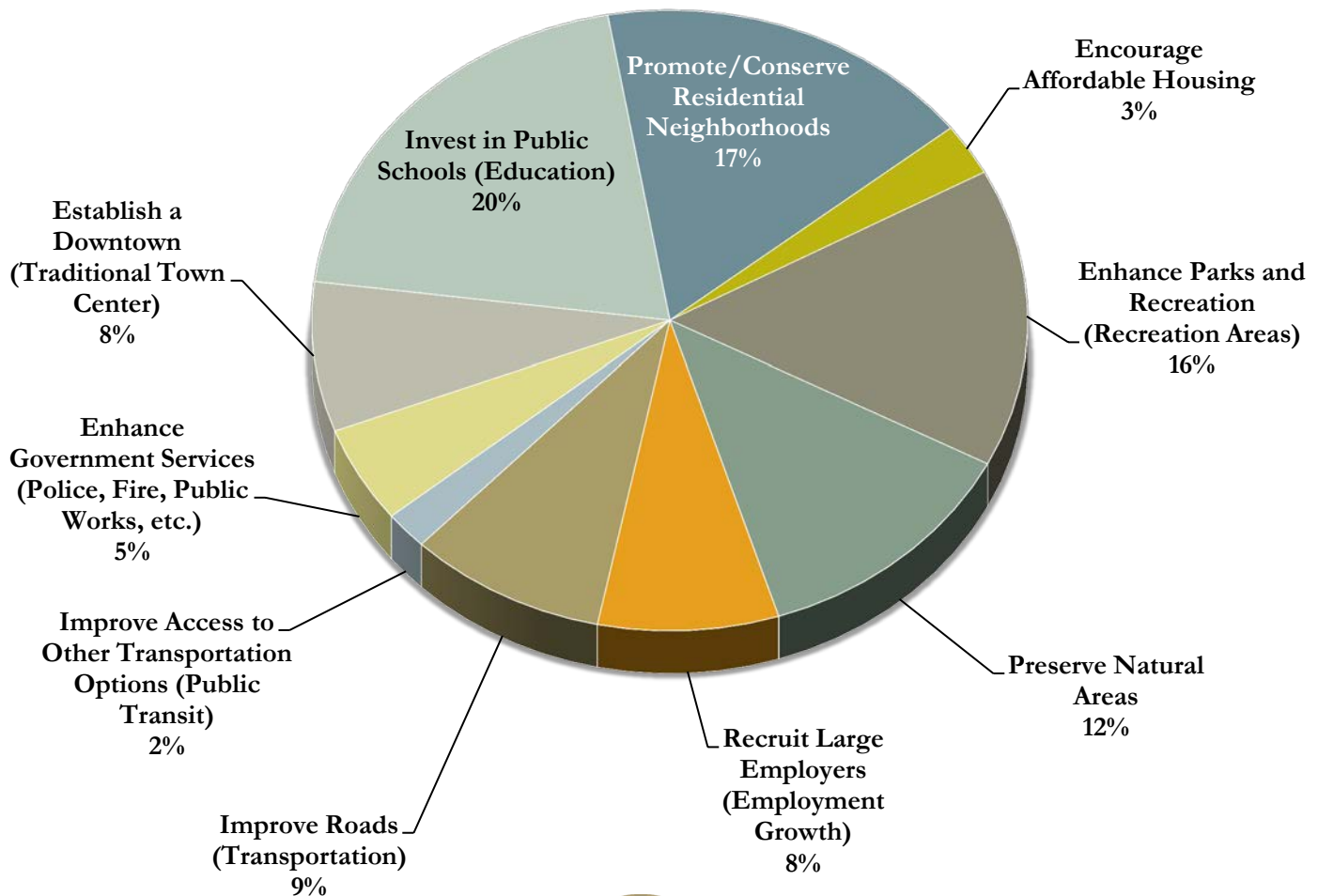
SUMMARY OF ISSUES

The City of Hanahan offers residents a number of recreational facilities and locations, which include over twenty fields and/or parks supporting a variety of both active and passive sports. In addition, the City has a Senior Center that offers a variety of programs and services to Hanahan Seniors, and is currently in the process of constructing a 2,600 square foot addition to better meet the needs of senior citizens.

Hanahan also provides high quality public services to its citizens. In fact, according to survey results, 67 percent of survey participants either “agree” or “strongly agree” (when given the options strongly disagree, disagree, neutral, agree, and strongly agree) with the statement that the City provides high quality public services, including police and fire protection.

While all of these are positive, as growth and development continues, the City needs to plan for the adequate provision of facilities and services. One of the greatest concerns expressed during the public workshops and in the surveys was infrastructure “concurrency”, meaning that the capacity and availability of roads, schools, water and sewer lines, and such should keep pace with the demand for service.

PERCENTAGE RANKED HIGH PRIORITY (1-3)



Participants of the survey were asked to prioritize and rank 10 categories by level of importance, with 1 being highest priority and 10 being lowest priority. The chart on the previous page illustrates which categories were given highest priority by survey participants by giving a ranking of between one (1) and three (3). Participants ranked “invest in public schools (education)” as their highest priority, followed by preserving residential neighborhoods and enhancing parks and recreational areas.

Other areas in need of improvement, as expressed by workshop and survey participants, include the City’s bicycle and pedestrian facilities/sidewalks, stormwater management and issues of flooding, and more public gathering places and activities for youth.

The City currently has impact fees in place that help to fund projects, such as the new fire station in Tanner Plantation, but needs to explore other funding sources in order to keep up with growth and maintain high levels of service delivery. One such method for financing new infrastructure is to employ Residential Improvement Districts (RID’s). RID’s would allow the City, with the approval of all real property owners situated within a proposed district, to impose an assessment in order to finance new public improvements directly benefitting a particular residential area, which could include parks, schools, road construction or improvements, and water and sewer lines.

COMMUNITY FACILITIES GOALS AND POLICIES

GOAL 1: Hanahan will continue to provide high levels of service to existing residents and will guide new growth and development to areas where supporting infrastructure exists or can efficiently be expanded.

1. The City will continue to ensure that new development does not cause a decline in existing levels of service for the community’s residents and employers.
2. The City will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
3. The City will explore ways in which infrastructure for new development does not cause an economic burden on current residents.

GOAL 2: Hanahan will increase efforts to enhance the provision of all community facilities and services.

1. The City will develop a Capital Improvements Program (CIP) that is coordinated and consistent with its Comprehensive Land Use Plan.
2. The City will continue ongoing efforts to improve drainage conditions to minimize issues of flooding.
3. The City will explore the feasibility of various funding sources for stormwater management to finance improvements to its stormwater system.
4. The City will explore additional sources, beyond impact fees for financing public improvements, such as Residential Improvement Districts.

5. The City will continue to identify and prioritize areas in older neighborhoods that need sidewalks, improved access ways, or other improvements necessary to ensure all areas are accessible to residents, and plan for funding of said projects on a timely basis.
6. The City will provide a safe environment for all residents by continuing to expand upon community oriented policing throughout the City by involving more citizens and groups.

GOAL 3: Hanahan is dedicated to providing pleasant, accessible public gathering places, parks, and recreational opportunities for citizens of all ages.

1. The City will continue to promote a balance of passive and active recreation opportunities for identified growth areas and existing communities.
2. The City will continue to invest in parks, open spaces, and public gathering places to enhance the quality of life for its citizens.
3. The City will promote connectivity between existing recreational sites and cultural/scenic resources, and existing and planned neighborhoods.
4. The City will continue to develop and expand its Comprehensive Trail System, including prioritizing future phases and projects.

GOAL 4: Hanahan will continue to actively maintain and enhance the quality of its educational system.

1. The City will consider the availability of school capacity when reviewing applications for a new residential development or planned development district.
2. The City will continue to work with the Berkeley County School district in addressing the issue of school overcrowding through expansion of existing facilities and the construction of new facilities where necessary.
3. The City will continue to support active involvement in the schools by parents and citizens of Hanahan through mentoring programs, volunteering, and attending meetings concerning school activities.



NATURAL AND CULTURAL RESOURCES

SUMMARY OF ISSUES

Hanahan has a rich history and an abundance of natural and cultural resources, all of which provide many benefits to the community, help to identify the City's distinctive character, and help to promote civic pride and a sense of community. This includes sites of historical significance such as Yeamans Hall Plantation, Otranto Plantation, Bowen's Corner, and an array of places of worship, community events and organizations, and scenic resources.

Hanahan also has a diverse natural environment consisting of creeks, wetlands, and other sensitive environmental areas, all of which serve as an essential environmental resource, and have multiple and diverse functions ranging from providing natural habitat for wildlife to improving water quality and providing flood protection.

All of these resources serve to represent the City's unique features, as well as offer economic opportunities by helping attract new residents, businesses and visitors, and contribute to the overall quality of life for Hanahan residents. Due to their importance, continued protection and preservation of Hanahan's historical, cultural and natural resources are all the more important, particularly given Hanahan's recent and anticipated population growth. As the City's population grows, so do development pressures, creating the potential for human encroachment upon the natural environment which diminishes these benefits as a result.

Therefore, Hanahan must continually strive to maintain the balance between growth and development and a high quality of life for its residents through the protection of its natural and cultural resources.

NATURAL AND CULTURAL RESOURCES GOALS AND POLICIES

GOAL 1: Hanahan will continue to protect and preserve its historic and cultural resources.

1. The City will continue to promote and support the protection and enhancement of its unique historic and cultural resources.
2. The City will encourage new development to locate in suitable locations in order to protect and preserve valuable historic and cultural resources from encroachment.

GOAL 2: Hanahan will continue to respect and enhance its natural and scenic resources while providing expanded public access to them.

1. The City will encourage the preservation and protection of natural drainage areas, wetlands and stream corridors, important wildlife habitat areas, and other key scenic resources.
2. The City will promote growth that is compatible with its natural resources and does not harm the environment and quality.
3. The City will continually strive to minimize the negative impacts of erosion, sedimentation and storm drainage on natural resources.

4. The City will support public awareness about various programs or policies to protect valuable natural resource areas.
5. The City will continue to explore ways to expand access to recreational facilities and the Goose Creek Reservoir so that all residents are able to utilize it as a source of recreation, including boating, fishing, and bird watching.

GOAL 3: Hanahan is dedicated to promoting a sense of community through continued support of City-wide events and organizations.

1. The City will continue to support and enhance community organizations and activities that instill pride in the community, including festivals, cleanup and beautification efforts, and educational programs.
2. The City will encourage resident involvement in neighborhood improvement projects in an effort to facilitate neighborhood pride and foster a sense of community among its citizens.



LAND USE

SUMMARY OF ISSUES

The City of Hanahan has a variety of land uses comprising its nearly 7,417 acres, with the largest single use being conservation/recreation at 31 percent. Of this, approximately 53 percent are designated wetlands, which provide the City with public benefits like improving water quality and providing flood protection as well as supporting ecosystems for wildlife. These benefits have diminished, however, due to residential development, which is the next single largest land use with 24 percent.

Wetlands have a limited capacity for handling increased flows or additional pollutants, and because many of Hanahan's residential neighborhoods were developed in and around the City's natural water systems, the ability of wetlands to adequately absorb the increases in stormwater runoff have been reduced. This has resulted in more flooding and increased pollutants, compromising water quality of the Goose Creek and its reservoir. Therefore, it is important that the City continue to maintain and protect its wetlands as future development occurs so as not to further compromise the integrity of the natural environment.

Residential uses are followed by military (12%), infrastructure/utilities (9.3%), water (8%), undeveloped/vacant land (7%), industrial (5%), and office/general commercial (1%).

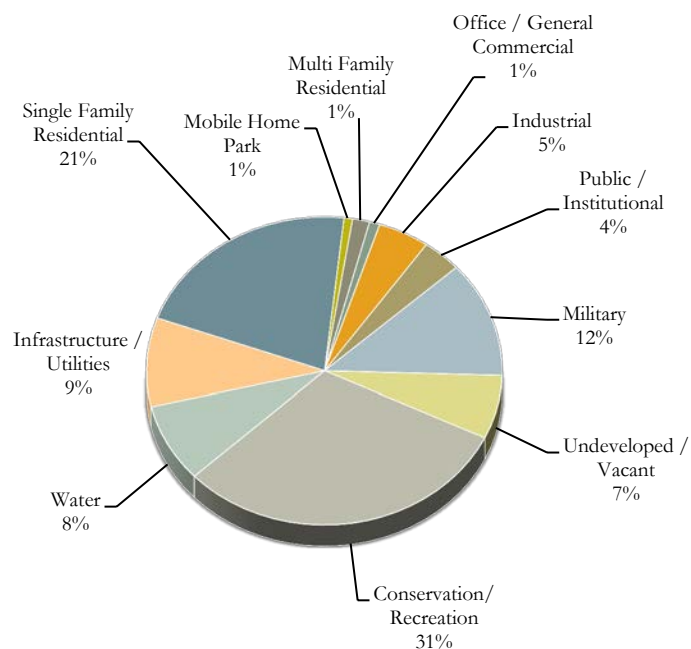
While Hanahan's population has increased nearly 40 percent over the last decade, the amount of developable land has not increased, as there is little land available for annexation due to the City's adjacencies to other municipalities.

Therefore, much of the vacant land (2,000 acres, or 27% of total land area) that existed at the time of the 2002 Comprehensive Plan has been developed, particularly in and around Tanner Plantation in northeastern Hanahan.

Vacant parcels that are remaining, however, provide substantial opportunities for growth within the City boundaries in the form of infill and redevelopment opportunities where appropriate infrastructure exists. Infill development would encourage new homes/businesses to be built on unused and underutilized lands within the existing urban areas, revitalizing otherwise blighted areas of the City.

The need for continued efforts in redeveloping and creating a "Town Center" is also a priority, where businesses are also encouraged to locate on infill parcels. Over 70 percent of survey participants either "agree" or "strongly agree" (when given the options strongly disagree, disagree, neutral, agree, and strongly agree) with the statement that Hanahan should encourage the redevelopment of vacant commercial sites.

FIGURE LU1: PERCENT OF LAND AREA BY USE



In an effort to ensure that infill development and redevelopment is in character with the surrounding existing conditions, particularly within the “Town Center”, Hanahan revised its zoning regulations in 2008. This included the addition of such districts as Town Center (TC) and Town Residential (TR), which were created to provide opportunities for development and redevelopment that contribute to the neighborhood and downtown atmosphere without placing an excessive burden on current public infrastructure and services. The City should continue to promote redevelopment in these districts and ensure their compatibility with the surrounding environment.

As detailed in the Existing Land Use Section, a portion of western Hanahan falls into the Accident Potential Zone (APZII) as identified in the Air Installation Compatible Use Zones (AICUZ) Study conducted by the Charleston Air Force Base. In addition, the 2008 update of the Charleston Air Force Base Joint Land Use Study (JLUS) recommended supplementary regulations that would set standards for appropriate land uses and building design standards for land parcels that lie within Charleston AFB AICUZ zones.

Therefore, it is recommended that the City implement the recommendations of the JLUS by allowing compatible land uses to be developed within the Charleston AFB AICUZ zones as outlined in an effort to support Base operations and region-wide economic development efforts, as well as mitigate the potential for negative impacts on surrounding neighborhoods.

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.

1. The City will continue to eliminate or upgrade dilapidated structures and enforce all codes and ordinances in an effort to maintain high property values and foster a sense of neighborhood pride.
2. The City will continue to eliminate incompatible land uses which negatively impact neighborhood quality of life.
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.
5. The City will encourage the protection of natural drainage areas, wetlands and stream corridors, important wildlife habitat areas, and other key scenic resources from encroachment and incompatible uses.



GOAL 2: Hanahan will continue to encourage redevelopment and revitalization of older commercial and residential areas which are served by existing infrastructure, and ensure any redevelopment is compatible with existing residential neighborhoods.

1. The City will continue to invest in the redevelopment of its Town Center in order to create an economically strong central business district that contributes to the downtown atmosphere and surrounding neighborhoods.
2. The City will encourage infill and redevelopment opportunities to fill existing residential, commercial, and light industrial space where appropriate.
3. The City will work with neighboring jurisdictions to ensure that new development in areas surrounding the City is consistent with the land uses within the City.
4. The City will support operations of the Charleston Air Force Base by implementing the recommendations of the JLUS and allowing compatible land uses to be developed within the Charleston AFB AICUZ zones.

GOAL 3: 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.

1. The City will promote well-designed, pedestrian-friendly development patterns that provide connectivity between residential neighborhoods and local commercial uses.
2. The City will encourage set asides during future land developments that are dedicated toward expanding community recreational facilities.
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.



TRANSPORTATION

SUMMARY OF ISSUES

In 2009, the U.S. Department of Transportation (DOT), the U.S. Department of Housing and Urban Development (HUD), and the U.S. Environmental Protection Agency (EPA) announced a collaborative effort designed to promote planning for more livable, sustainable communities where there is improved access to affordable housing, increased transportation options, and lower transportation costs while protecting the environment. Among the six livability principles now integrated with federal funding programs, are several related to provision of more transportation choices.

Likewise, the City of Hanahan is committed to improving the health and livability of the residents by promoting alternative modes of transportation in coordination with federal, state and local jurisdictions.

Hanahan's population growth and subsequent development have resulted in more pressure on the transportation networks currently serving its residents. These transportation networks include the road network (including state highway facilities, collector roads, and the local street system), pedestrian and bicycle facilities, railroads, and public transit and ridesharing.

The majority of Hanahan's road network is functioning at acceptable levels of service; with the exception of North Rhett Avenue, which has seen a significant increase in traffic due to port-related truck traffic and continued residential and industrial development. Based on this increase, portions of North Rhett Avenue are either "Over Capacity" (Level of Service E/F) or "Congested" (Level of Service C/D).

As illustrated in Figure T1, on the following page, 41 percent of survey respondents disagreed or strongly disagreed with the statement that Hanahan residents have transportation choices for access to housing, jobs, services, goods, health care and recreation. On the other hand, nearly 60 percent of survey participants disagreed or strongly disagreed, as illustrated in Figure T2 on the following page, that Hanahan has sidewalks and trails encouraging bicycle/pedestrian activity throughout the City.

Pedestrian accessibility to schools, parks and commercial areas from surrounding residential neighborhoods is particularly an issue in Hanahan's Town Center as many streets in this area lack sidewalks. The City has begun sidewalk improvements in its Town Center using TIF District funds. Because pedestrian accessibility to the downtown commercial areas is a catalyst to economic development, it is important that the City continue to address this issue.

FIGURE T1: HANAHAN RESIDENTS HAVE TRANSPORTATION CHOICES FOR ACCESS TO HOUSING, JOBS, SERVICES, GOODS, HEALTH CARE AND RECREATION

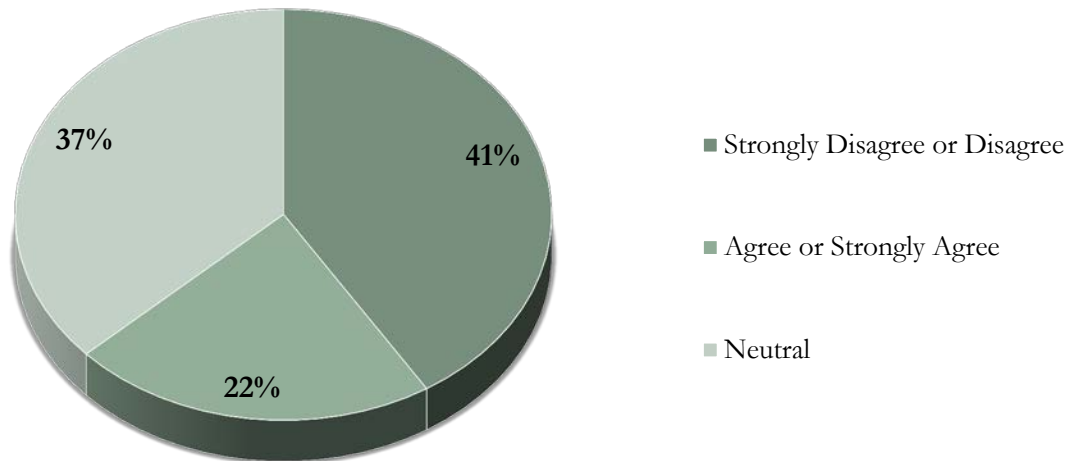
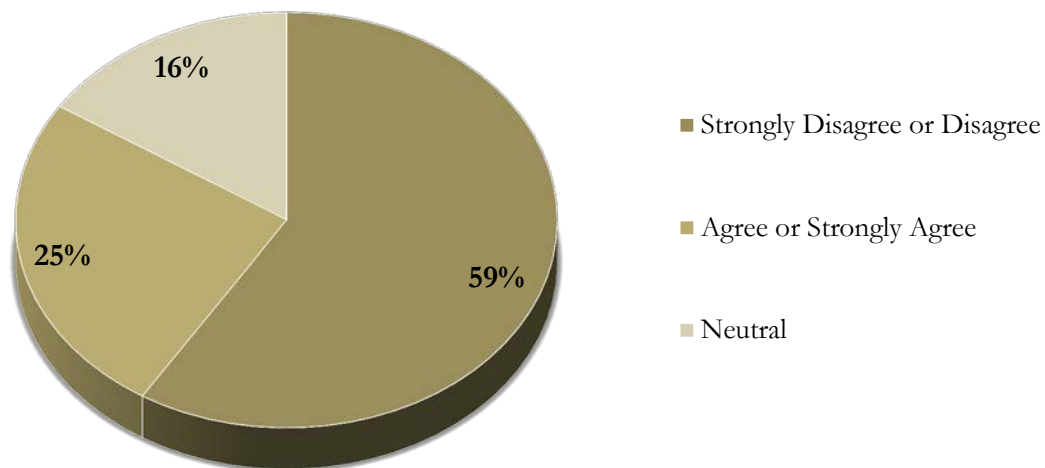
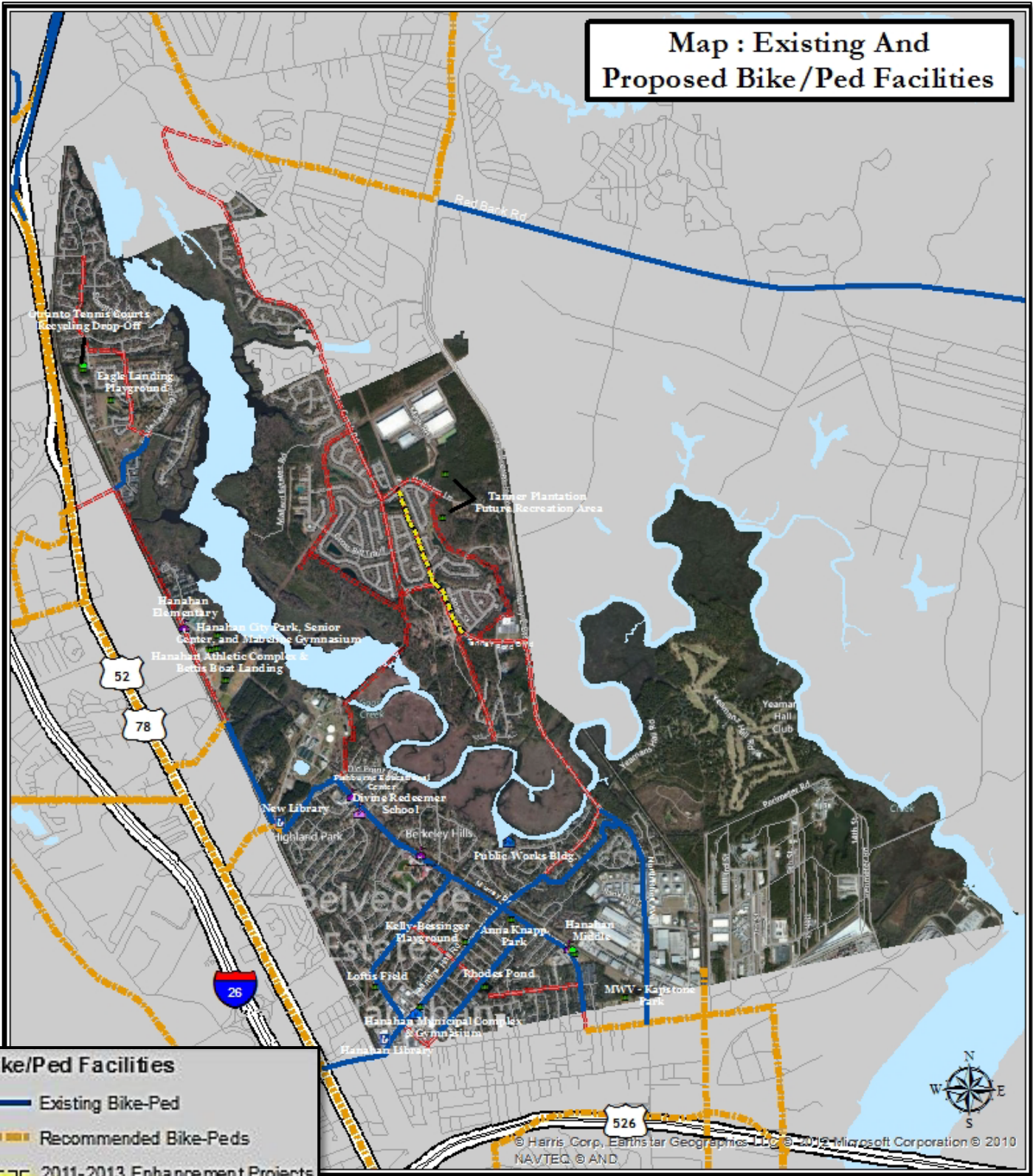


FIGURE T2: HANAHAN HAS SIDEWALKS AND TRAILS ENCOURAGING BICYCLE PEDESTRIAN ACTIVITY THROUGHOUT THE CITY



The City has also made it a priority to plan and develop a complete multi-use trail system for safe, non-motorized transportation within the city limits. As illustrated in the map, on the following page, this trail is designed to connect residents to recreational centers and commercial activities, especially for the youth, elderly and disabled.

Map : Existing And Proposed Bike/Ped Facilities



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Hanahan’s one (1) committed road improvement project, the Railroad Avenue Extension from Mabeline Road to Eagle Landing Boulevard, is currently on hold due to unresolved issues between SCDOT, CSX Railroad and the U.S. Army Corps of Engineers. The Avenue currently ends at Mabeline Road near Hanahan Elementary School. The goal of this improvement is to connect the Eagle Landing and Otranto communities to the rest of Hanahan, eliminating the need to cross railroad tracks and go through the busy shopping district on Rivers Avenue, both of which create unsafe conditions for commuters.

As growth continues, the City will need to continue preparing for greater demand on existing roadways by focusing on all transportation modes. This includes planning for all new roads/streets to include facilities that extend the multi-use trail system and a more complete and interconnected sidewalk system.

TRANSPORTATION GOALS AND POLICIES

GOAL 1: Hanahan will encourage a multi-modal transportation network that will be used to support efficient land use, minimize traffic congestion, and facilitate community-wide and regional mobility.

1. The City will continue to expand its comprehensive multi-use trail system in order to provide connectivity between existing neighborhoods and schools, commercial areas, and recreational facilities, especially for the youth, elderly and disabled.
2. The City will adopt a “complete streets” policy and amend the land development requirements accordingly in an effort to encourage transportation corridors that support multiple modes of transportation, including facilities for pedestrians, bicyclists, transit, and private vehicles.
3. The City will support the development of a public transportation system that encourages use of alternative transportation options such as carpooling, commuter rail, and promotes potential partnerships with CARTA and TriCounty Link.

GOAL 2: Hanahan will maximize the use of existing transportation infrastructure and support new and improved transportation networks.

1. The City will maintain and preserve the existing transportation system to ensure safe and efficient traffic flow within Hanahan, as well as between Hanahan and surrounding municipalities.
2. The City will continue to implement recommendations from the CHATS Long Range Transportation Plan (LRTP), which promotes the development of a safe and efficient transportation network through the prioritization of transportation improvements that support desired development patterns, better serve residents and employers, and promote connectivity while accommodating multiple functions.
3. The City will focus attention on the long-term impacts of growth relative to transportation, traffic congestion, and motorist/pedestrian safety by ensuring that transportation capacities are considered within the context of land use planning.

HANAHAHAN COMPREHENSIVE PLAN 2012

MARSHES NEAR NORTH RHETT



TURKEY CREEK RESERVE



SECTION II: PLAN IMPLEMENTATION

SECTION II: PLAN IMPLEMENTATION

Comprehensive Planning is an ongoing process, and a critical part of its evolution is the Plan's implementation program. As such, this section of the Comprehensive Plan includes a variety of implementation strategies that provide general, as well as specific guidance for achieving the goals and policies set forth in this update by the City of Hanahan.

In addition, the Plan Implementation encourages compliance with both the Future Land Use Plan and Future Land Use Map, and aids the City as it seeks to address the identified issues and concerns.

The table on the following pages consists of short-term implementation projects, which are to be completed in one to five years. Ongoing projects are either already occurring or should be occurring on a regular basis. A proposed schedule with responsible parties is also outlined within this table.



ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
POPULATION							
Continue to promote activities and events that reflect pride in the community, including festivals, parades, cleanup and beautification efforts, educational programs, and participating in the annual Day of Caring. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Planning Commission, City Departments (Recreation, Fire, Police, Public Works) Civic Organizations, Trident United Way
Explore opportunities for additional events and activities to promote pride in the City and community involvement. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Planning Commission, City Departments (Recreation, Fire, Police, Public Works)Civic Organizations
HOUSING							
Continue to enforce building codes and other measures in an effort to encourage property owners to maintain their property in good condition. (Ongoing Activity)	X	X	X	X	X	Planning Staff, Building and Codes Department	
Continue to identify substandard housing in the City, and locate funding sources to assist in renovating or demolishing substandard homes where necessary, such as the Village Renaissance program. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	SC Department of Commerce
Pursue partnerships with non-profit and faith-based organizations, such as Habitat for Humanity and Home Works, to participate in the development of infill development and affordable housing. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Habitat for Humanity of Berkeley County, Home Works, Lowcountry Housing Trust, Faith-based Organizations
Provide incentives for creative housing developments that provide affordable housing or workforce housing in close proximity to existing and future employment centers. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	Planning Staff



ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
Review plans for new development to ensure its consistency in character and scale with existing development in the surrounding area. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	
ECONOMIC							
Identify workforce training resources to match local workforce needs. This may be from formal educational programs, private providers, specialized workforce training, or other sources. (Ongoing Activity)	X	X	X	X	X	City Council	SC Works
Continue to improve the existing commercial areas by researching and making available information about storefront revitalization grants and loans available to local business owners (Such as Main Street USA). (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	Berkeley Chamber, HUD
Coordinate with the County Economic Development Department, the Chamber of Commerce, regional, and state agencies for promoting industrial, office, and commercial recruitment and expansion. (Ongoing Activity)	X	X	X	X	X	City Council, City Staff	Regional and Local Economic Development Agencies, Berkeley Chamber
Utilize TIFs (Tax Increment Financing) as incentives to attract locally desirable businesses to areas identified in the Future Land Use Element. (Ongoing Activity)	X	X	X	X	X	City Council, City Staff	Local Economic Development Agencies, Berkeley Chamber, Planning Commission
As part of the Town Center revitalization, continue to implement recommendations from the Yeamans Hall Corridor Study, including burying utilities, tree lined streets, lamp posts, etc. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT, SCE&G



ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
Explore additional funding sources for future beautification projects, such as grants through PalmettoPride and the Pathway to Beautification Program. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, City Staff	BCDCOG, SCDOT, PalmettoPride, Civic Organizations, The Garden Club of SC
COMMUNITY FACILITIES							
Develop and maintain a Capital Improvements Program (CIP) that is coordinated and consistent with the City's Comprehensive Land Use Plan. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	City Staff, Berkeley County
Continue to pursue funding sources related to public safety improvements and equipment, such as grants through the Department of Homeland Security (DHS) and Community Oriented Policing Services (COPS) Office (e.g.: New pumpers for Fire Department). (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Police Department, Fire Department	BCDCOG, SC Department of Public Safety, DHS, COPS
Continue to utilize impact fees to fund infrastructure that will sufficiently accommodate future development without placing an undue burden on the entirety of the community. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	
Consider the availability of school capacity when reviewing applications for new residential development or planned development district. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Berkeley County School District
Continue to work with the Berkeley County School District in addressing the issue of school overcrowding through expansion of existing facilities and the construction of new facilities where necessary.	X	X				City Council, Mayor	Berkeley County School District



ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
Explore implementing Residential Improvement Districts (RID's) as another method for financing new infrastructure and public improvements.	X	X				Planning Commission, Planning Staff	City Council
Continue to explore various funding sources for stormwater management to finance improvements to the City's stormwater system, such as a stormwater utility fee, and alternatives such as rain gardens and bioswales.	X	X	X			City Council, Planning Staff, Public Works Department	BCDCOG
Continue to implement protective measures identified in the Berkeley Dorchester Hazard Mitigation Plan (BDHMP) in an effort to mitigate storm damage and flooding from hurricanes and tropical storms. Measures include building codes, ordinances, and City stormwater management regulations, all of which improve building quality and hazard resistance of infrastructure. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, City Staff	Berkeley County
Conduct a sidewalk inventory that will identify sidewalks in disrepair and connectivity issues.	X	X				City Council, Planning Commission, Planning Staff, Public Works Department	BCDCOG
Identify priority areas in need of sidewalks, improved access ways, or other improvements necessary to ensure all areas are pedestrian friendly and explore funding sources for sidewalk repair and other accessibility projects, such as a Community Facilities Grant or a CDBG. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department	BCDCOG, USDA, HUD
Continue to develop and expand the City's Comprehensive Trail System, including prioritizing future phases and projects. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Parks and Recreation Department	SC Department of Natural Resources, SCDOT, SCPRT (Parks, Recreation & Tourism)



ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
CULTURAL AND NATURAL RESOURCES							
Continue to acquire vacant land for recreational opportunities, such as neighborhood parks and open space. Explore redeveloping the site for the existing public works building as a boat launch/recreational site for City residents. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Parks and Recreation Department	OCRM (Grant Program)
Identify sources of grant funding to help preserve and maintain historic sites, structures and traditions in the City, such as the Heritage Corridor Development Grant. (Ongoing Activity)	X	X	X	X	X	City Council, City Staff	Berkeley County Historical Society, SCPRT, National Parks Service
Continue to support local institutions that protect and promote the City's historic and cultural resources and inform the public of their importance, such as the art and historical significance of the Sweetgrass Basket. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Parks and Recreation Department	South Carolina Department of Archives and History, Berkeley County Historical Society, National Park Service
Consider the impact of new development on the City's natural resources and environmentally sensitive areas, including limits on impervious surface, vegetative buffer between the Reservoir and new development, and reforestation where appropriate. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	SCDHEC, OCRM
Encourage developers to preserve vacant floodplain lands as open space and leave them in their natural state when possible. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Parks and Recreation Department	Developers



ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
LAND USE							
Continue to invest in acquiring vacant or blighted properties for reuse/redevelopment and explore potential grants and other funding sources to purchase properties. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	BCDCOG, SC Department of Commerce, Lowcountry Housing Trust, HUD
Continue to reinvest in Hanahan's Town Center through continued implementation of the Yeamans Hall Road Corridor Study, which includes encouraging mixed uses, redeveloping blighted properties, and ensuring compatible infill development. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	BCDCOG
Continue to promote beautification projects such as tree lined streets, lamp posts, burying utilities, sidewalks and pedestrian accessibility, etc. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT
Explore implementation of Low Impact Development strategies and practices for new development and redevelopment to protect natural drainage systems from future development impacts (might bonus densities, tax incentive, expedited review, flexibility in enforcement where LID's currently exist, and lower impact fees).	X	X	X			City Council, Planning Commission, Planning Staff	Berkeley County Engineering
Encourage developers to set aside land or provide funding to enhance existing recreational amenities (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Parks and Recreation Department	Developers
Ensure zoning and land use regulations support the Comprehensive Plan and that new growth reflects the density and quality of development currently in the City and envisioned in the Comprehensive Plan per the Future Land Use Element and Future Land Use Map.	X	X				City Council, Planning Commission, Planning Staff	

ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
Work with neighboring jurisdictions to ensure that new development in areas surrounding the City is consistent with the land uses within the City. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Goose Creek, North Charleston, Berkeley County
Support operations of the Charleston Air Force Base by implementing the recommendations of the JLUS and zoning for compatible land uses within the Charleston AFB AICUZ zones. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Charleston Air Force Base
TRANSPORTATION							
Participate in regional efforts to investigate and promote establishment of commuter rail service for residents to employment centers. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	CHATS
Identify federal, state and local funding to improve the City of Hanahan's transportation network.	X	X	X	X	X	City Administrator, Planning Staff	BCDCOG
Enhance coordination with SCDOT for road plans/improvements and alternatives. (Ongoing Activity)	X	X	X	X	X	City Administrator, City Council, Planning Staff, Public Works Department	SCDOT
Continue to coordinate with adjacent jurisdictions and appropriate agencies for road plans/improvements and alternatives, such as bicycle and pedestrian facility planning, to maximize connectivity and efficiency. Connect residential and employment areas with multi-use paths to encourage alternative commuting. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Parks and Recreation Department	Other Jurisdictions



ACTION STEP OR ACTIVITY	2013	2014	2015	2016	2017	RESPONSIBLE PARTY	COLLABORATORS
Identify public and private partnerships to enhance City of Hanahan's transportation network.	X	X	X	X	X	City Administrator, Planning Staff	TBD
Create an advisory community group to the Planning Commission to implement measures aimed at improving bicycling and pedestrian conditions as recommended by the Safe Routes to School Partnership and League of American Bicyclists. (This may include developing a bicycle route signage plan, a walking route map, a bike rack location map, and a marketing plan)	X	X	X	X	X	City Administrator, City Staff	BCDCOG Mobility Manager, SCDOT
Identify park-and-ride lots for residents interested in car or van pooling.	X	X	X			City Administrator, Planning Staff	
Identify transit shelter locations and improved CARTA and Tricounty Link Connections.	X	X	X			City Administrator, Planning Staff	CARTA, TriCounty Link



HANAHAN COMPREHENSIVE PLAN 2012



TANNER PLANTATION



OAKS AT HANAHAN H.S.

SECTION III: FUTURE LAND USE DISTRICTS

SECTION III: FUTURE LAND USE DISTRICTS

FUTURE LAND USE

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. While a mix of uses can be very beneficial, there are some uses that probably should not adjoin, at least not without a proper transition.

The overall future land use strategy for the City of Hanahan has three basic approaches. First, protect the character of existing residential areas of all types, because quality of life in Hanahan reflects the quality of its neighborhoods. Second, promote infill development and redevelopment in targeted corridors and areas where there is sufficient infrastructure to support it. Finally, conserve the character and nature of the City's abundant natural and cultural resources by minimizing the potential impact of development on these areas.

These proposed strategies will protect the quality of life of the City's current residents while promoting a more diverse and sustainable land use pattern for the future.

LOW DENSITY NEIGHBORHOOD

The intent of the Low Density Neighborhood designation is to provide for and/or sustain low density neighborhoods. Principal use of land in this designation is low density, detached, single family residential development limited to four (4) units per acre. Diverse housing choices are encouraged as are large yards and open space. Cluster developments and traditional neighborhood developments that accommodate a range of densities but do not exceed four (4) units per acre for the development as a whole are compatible with this designation.

Low Density Neighborhoods should occur in locations that can be efficiently served by infrastructure, facilities and services, and transportation networks. All development activity should be designed in such a way to mitigate adverse impacts on any natural and/or cultural resources.

Open space, civic, and recreation uses are also acceptable in this designation, where appropriate.

MEDIUM DENSITY NEIGHBORHOOD

The intent of the Medium Density Neighborhood designation is to provide for and/or sustain medium density neighborhoods with smaller lots and a mix of housing types. Principal use of land in this designation is single family residential development typical of urban neighborhoods with small lots, or attached residential structures like duplexes and townhomes, limited to eight (8) units per acre.

Medium Density Neighborhood areas are designated in locations where such development can provide a transition from Low Density Residential to already developed residential and commercial areas. Where there exists opportunities for infill and redevelopment, new communities should strive to include walkable neighborhood units within the community.

New neighborhoods should incorporate or link to a system of interconnected trails or sidewalks that provide access to parks, recreation, and open space areas focused near and/or in between residential communities. To the extent possible, future developments should be co-located with neighborhood centers of nonresidential development.

HIGH DENSITY NEIGHBORHOOD

The intent of the High Density Neighborhood designation is to provide for and/or sustain high density, attached housing such as townhouses, row houses, or apartments in the two to three-story range, limited to fifteen (15) units per acre. These areas should accommodate a variety of housing types on small lots or in planned developments and should serve as a transition between low to medium density neighborhoods to a more intense uses. Neighborhood-scaled retail that serves the neighborhood market is appropriate.

New High Density Neighborhood areas should be designed to allow compact development and preserve open space, and should incorporate a system of interconnected trails or sidewalks that provide access to parks, recreation, and open space areas focused near and in between residential communities. To the extent possible, future developments should be co-located with neighborhood centers of nonresidential development.

NEIGHBORHOOD MIXED USE (NMU)

The intent of the Neighborhood Mixed Use designation is to promote the integration of appropriately scaled and pedestrian-friendly commercial and residential uses. Development in this area should include a vibrant mix of housing interconnected with a variety of neighborhood-scaled retail, service, office, civic or recreational uses that serve the neighborhood.

Commercial uses should be limited in size and scale to promote pedestrian access and to ensure compatibility with adjacent residential land uses being served. Commercial development in the NMU area 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. The mass or scale of primary buildings within this area should be mitigated by a proportional increase in conserved open space or installed landscaping. Ideally, the buildings, parking and landscaping would blend with the existing natural and built environment and achieve a sense of harmony. Large commercial ventures are discouraged in these areas.

Landscape features and buffers should be used to transition dissimilar land uses with differing levels of size, scale, intensity and character.

Principal residential uses of land in this designation should be medium to high density, including townhomes, row houses, duplexes, single family housing, and accessory dwelling units.

Residential density bonuses and flexible shared parking allocation standards should be encouraged in neighborhood retail centers and mixed use developments within these areas.

DOWNTOWN MIXED USE (DMU)

The intent of the Downtown Mixed Use designation is to promote a mixture of commercial and residential land uses with varying forms of structural intensity and residential density. Downtown is the core of the City and should remain the activity and cultural hub, where traditional development patterns of buildings close to the sidewalk and a lively streetscape should be respected and encouraged.

The DMU land use area is intended to promote development that is compatible with and will strengthen the existing character and uniqueness of the “Town Center” while promoting a concentrated business area which maximizes the use of properties and encourages pedestrian activity. This area should encourage retail uses with large storefront windows at street level, and appropriate building design, scale, and placement. Medium to High density residential housing types such as townhomes, row houses, condominiums, and residential above retail space should be encouraged.

Minimum lot size requirements should be reduced in the DMU area, with less emphasis on land use and more importance on structural building form and its assimilation to the surrounding environment. The mass or scale of primary buildings within this area should be mitigated by a proportional increase in conserved open space or installed landscaping. Ideally, the buildings, parking and landscaping would blend with the existing natural and built environment and achieve a sense of harmony. Building performance standards should continue to be implemented for all new construction and rehabilitation of older buildings.

There are numerous infill and redevelopment opportunities within the DMU area. New development should preserve the City’s aesthetic landscape by preserving roadside trees and creating well designed driveways and parking facilities. Streetscape improvements should include moving sidewalks back from the main travel lanes and providing a buffer from traffic through vegetation and/or on-street parking. As redevelopment occurs, buildings should be brought closer to the sidewalks, in keeping with downtown development patterns. On-street parking is essential for streets within the Downtown area and should be encouraged.

Appropriate land uses in this area include neighborhood-scale retail and commercial, especially niche market stores which serve as a destination; Arts and entertainment venues; Civic uses; Office; Neighborhood services; Loft, mixed-use, and urban residential, including small lot single-family residential along secondary streets; Multi-story buildings with retail on the street and office/residential above; and Government offices & services.

Tax incentives, density bonuses, and an expedited development and site plan review process should be implemented in the Downtown Mixed Use area.

COMMERCIAL

The intent of the Commercial designation is to promote the development of areas for office uses, compatible office-type businesses, and retail sales and service establishments that meet the daily needs of the residents. The objective is to concentrate general commercial development and economic activity in these areas and to minimize the impact of such uses on neighboring properties, the transportation network, and natural resources, while fostering and advancing opportunities for economic development and employment.

Commercial uses can take the shape of a variety of scales and designs depending upon the intended purposes. Traditional suburban retail shopping centers and other commercial sites located in these areas should be redeveloped with consideration given to the proximity to existing infrastructure and surrounding services.

High density residential and mixed uses are appropriate and should be planned in redevelopment projects. Shopping centers with large oversized parking lots should consider out-parceling to facilitate redevelopment. Out-parceling is a lot separated from a commercial development which may be sold or developed.

Tax incentives, density bonuses and expedited development and site plan review process should be implemented in the Commercial District.

INDUSTRIAL

The intent of the Industrial designation is to provide areas appropriate for more “heavy” or “intense” industrial uses and activities, including office, construction, transportation, communication and utilities, distribution, wholesaling, storage, and manufacturing and processing.

Industrial, commercial and office opportunities will exist for both business and employees, taking advantage of the City’s access to I-26, I-95, and the port. Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping will be sensitive to the natural features of the site, including views. Attractive landscaping, signage, and buffers will enhance the aesthetics of these areas as well as provide a comfortable transition between adjacent uses.

The City should consider State and Federal Economic Development programs to promote tax incentives for these desirable land uses.

INSTITUTIONAL / PUBLIC FACILITIES

The intent of the Institutional / Public Facilities designation is to provide areas that are intended for use by federal, state, and local government agencies, houses of worship, and schools and educational facilities. While it is valuable to designate lands as Institutional / Public Facilities, it can be difficult to determine in advance the locations of many public and institutional facilities, as until the land has been acquired by the agency involved, the land use cannot be assured.

Some Institutional / Public Facilities are less compatible with residential areas by nature – facilities such as water treatment facilities, outdoor storage, etc. Similar to industrial facilities, these facilities will require additional buffering.

CONSERVATION / RECREATION

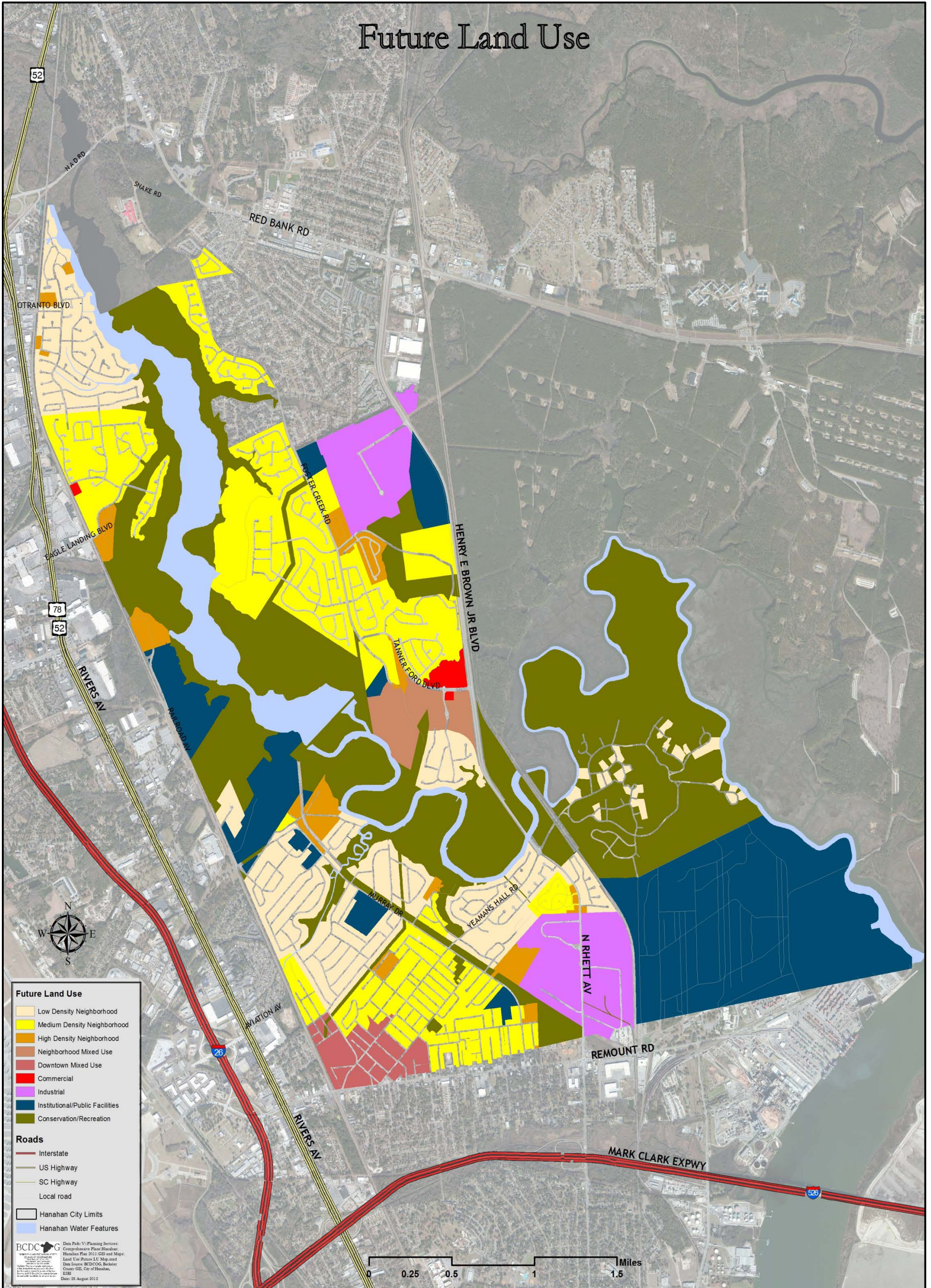
The intent of the Conservation / Recreation designation is to preserve and maintain Hanahan’s diverse natural resources, which consist of creeks, wetlands, and other sensitive environmental areas. These areas have multiple and diverse functions ranging from providing natural habitats for wildlife to improving water quality and providing flood protection.

These areas are also prioritized to provide for recreational opportunities, water access and water-oriented commercial activities. Any development in these areas should be constrained to minimize impacts to these natural landscapes and resources.

Principal uses of land in this designation include active recreation, passive recreation, eco-tourism establishments, wildlife refuges, water-oriented commercial, community and neighborhood parks.



Future Land Use



ACRONYMS USED IN THIS PLAN

AA	Alternatives Analysis	DEW	Department of Employment & Workforce
ACS	American Community Survey	DHEC	Department of Health and Environmental Control
ADT	Average Daily Trips	DMU	Downtown Mixed Use
AICUZ	Air Installation Compatible Use Zone	DNR	Department of Natural Resources
APZ	Accident Potential Zone	DOC	Department of Commerce
BCDCOG	Berkeley-Charleston-Dorchester Council of Governments	DOR	Department of Revenue
BCWSA	Berkeley County Water and Sanitation Authority	DOT	Department of Transportation
BDHMP	Berkeley Dorchester Hazard Mitigation Plan	EMD	Emergency Management Department
CARTA	Charleston Area Regional Transit Authority	EPA	Environmental Protection Agency
CDBG	Community Development Block Grant	ESA	Endangered Species Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	ESL	English as a Second Language
CHATS	Charleston Area Transportation Study	FEMA	Federal Emergency Management Agency
CHS	Charleston International Airport	FHWA	Federal Highway Administration
CIP	Capital Improvements Program	FILOT	Fee-in-Lieu of Taxes
CNO	Chief of Naval Operations	FLUM	Future Land Use Map
CPI-U	Consumer Price Index – Urban Consumers	GED	General Equivalency Diploma



ACRONYMS USED IN THIS PLAN

CPW	Commissioners of Public Works	HHGC	Helping Hands of Goose Creek
CRDA	Charleston Regional Development Alliance	ISO	Insurance Services Office
CWA	Clean Water Act	JLUS	Joint Land Use Study
CWS	Charleston Water System	L RTP	Long Range Transportation Plan
CZ	Clear Zone	MGD	Million Gallons Per Day
MPF	Maritime Prepositioning Force	SAIC	Science Applications International Corporation
MPO	Metropolitan Planning Organization	SCE&G	South Carolina Electric & Gas
MSC	Military Sealift Command	SCORE	Service Corps of Retired Executives
NCT	North Charleston Terminal	SCSPA	South Carolina State Ports Authority
NMU	Neighborhood Mixed Use	SPAWAR	Space and Naval Warfare Systems Center
NWSC	Naval Weapons Station Charleston	SSRC	Special Source Revenue Credit
OCRM	Ocean & Coastal Resource Management	TDM	Travel Demand Management
PIA	Priority Investment Area	TIF	Tax Increment Fund
PSC	Public Service Commission	USDA	United States Department of Agriculture
PSD	Public Service District	USGS	United States Geological Survey
RID	Residential Improvement District	WWTP	Wastewater Treatment Plant



Prepared by:
Hanahan Planning Commission
with the assistance of the
Berkeley-Charleston-Dorchester Council of Governments
and the
City of Hanahan Planning and Zoning Department



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