

ORDINANCE NO. 2023-__

AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG REMBERT C DENNIS BLVD, TMS# 143-00-00-026, TMS# 143-00-00-079 AND TMS # 143-00-00-080, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY TMS# 143-00-00-079 AND TMS # 143-00-00-080 FROM GC, GENERAL COMMERCIAL DISTRICT (BERKELEY COUNTY) TO R-3, SINGLE-FAMILY ATTACHED RESIDENTIAL (MONCKS CORNER) WITH CONDITIONS, AND TO RE-CLASSIFY TMS# 143-00-00-026 FROM GC, GENERAL COMMERCIAL DISTRICT (BERKELEY COUNTY) TO TD, TRANSITIONAL DISTRICT (MONCKS CORNER), AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS# 143-00-00-079 and TMS # 143-00-00-080 to subsequently re-classify the property from GC, General Commercial District (Berkeley County) to R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS# 143-00-00-026 to subsequently re-classify the property from GC, General Commercial District (Berkeley County) to TD Transitional District; and

WHEREAS, it is necessary and desirable to reclassify said property from GC, General Commercial District (Berkeley County) to R-3 Single-Family Attached Residential (Moncks Corner) with Conditions and TD, Transitional District; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on January 24, 2023, recommended to the Moncks Corner Town Council to annex said property and classify that property to the appropriate zoning; and

WHEREAS, the conditions to be placed upon TMS# 143-00-00-079 and TMS # 143-00-00-080 are described as follows:

1. 24' Wide Townhomes
2. James Hardie Color Plus Siding

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3. Multiple colors on buildings. No more than 2 of same façade on each building. No units adjacent to each other will have same color and pattern will not repeat on adjacent buildings.
4. Mix of Stone or brick and siding
5. Garages with windows
6. Covered front porches
7. Architectural Shingles
8. Minimum 3 off street parking spaces
9. Street Trees between buildings
10. Sidewalks on South side R. C. Dennis to be 6' and match existing design plan
11. Varying Siding Types - Mix of lap siding and board and batten on each unit
12. Sidewalks for connectivity to Sterling Oaks on Sterling Oaks HOA property
13. Solid 8' vinyl fence and 15' wooded Buffer along Sterling Oaks Dr. (non-white color to be approved by Zoning Administrator)
14. Solid 8' vinyl fence and 25' wooded buffer between Sterling Oaks houses and pond (non-white color to be approved by Zoning Administrator)
15. All dead-end roads will be a cul-de-sac.
16. HOA maintenance of roads, sidewalks, streetlights and stormwater facilities
17. HOA to restrict rental properties to no more than 10% of the built units
18. Donation per lot to the Neighborhood Revitalization Fund - \$1,500
19. Shutters on all windows (that make sense), varying color and style of shutter (louver, panel, board and batten) between units
20. 25' wooded buffer along RC Dennis and Main Street Extension for the West side
21. Additional architectural features will be added to the backs and sides of the units facing Sterling Oaks Dr, and R.C. Dennis, and Mainstreet Extension. They can include additional fenestration, bay windows, or other feature that disrupts an otherwise flat face to the unit (to be approved by Zoning Administrator and not the same on all units).
22. When setback requirements permit, there shall be a 2' horizontal jog between units.

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23. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 21st day of March, 2023, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described as TMS# 143-00-00-079 and TMS # 143-00-00-080 shall be zoned R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

BE IT FURTHER ORDAINED that the property herein described as TMS# 143-00-00-026 shall be zoned TD, Transitional District (Moncks Corner); and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 21st day of March, 2023.

First Reading: February 21, 2023

Second Reading/Public Hearing: March 21, 2023

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor