



The Lowcountry's Hometown

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Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: January 24, 2023
Town Council:
First Reading: February 21, 2023
Second Reading & Public Hearing: March 21, 2023

TO: Moncks Corner Planning Commission/Town Council

FROM: Jeff Lord, Town Administrator

SUBJECT: Annexation and Zoning Request

SUBJECT PROPERTY: 143-00-00-080 & 143-00-00-079

ACTION REQUESTED: Consider an Ordinance to annex 15.8 acres along the intersection of Rembert C. Dennis and Main Street Extension, TMS 143-00-00-080 and 143-00-00-079, and zone the property as R-3, Single Family Attached Residential, with conditions.

Background:

The applicant is seeking to annex and zone 15.8 acres of land at the intersection of Rembert C. Dennis and Main Street Extension. Currently, it is zoned GC, General Commercial, in the County. With annexation, the applicant would like to zone the property R-3, Single Family Attached Residential, with Conditions.

The conditions contemplated by the developer are as follows:

- 24' Wide Townhomes
- James Hardie Color Plus Siding
- 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.

- Mix of Stone or brick and siding
- Garages with Windows
- Covered front porches
- Architectural Shingles
- Minimum 3 off street parking spaces
- Street Trees between buildings
- Sidewalks on South side R. C. Dennis to be 6' and match existing design plan.
- Pay Town to install sidewalk on West side R. C. Dennis to extend to entrance of shopping center
- Varying Siding Types - Mix of lap siding and board and batten on each unit
- Sidewalks for connectivity to Sterling Oaks
- Solid 8' vinyl fence and 15' wooded Buffer along Sterling Oaks Dr. (color to be approved by Zoning Administrator)
- Solid 8' vinyl fence and 25' wooded buffer between Sterling Oaks houses and pond (color to be approved by Zoning Administrator)
- All dead-end roads will be a cul-de-sac.
- HOA maintenance of roads and sidewalks
- HOA rental restricted to 10%
- Donation per lot to the Neighborhood Revitalization Fund - \$1000
- Shutters on all widows (that make sense), varying color and style of shutter (louver, panel, board and batten) between units
- 25' wooded buffer along RC Dennis and Main Street Extension for the West side
- 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).
- When setback requirements permit, there shall be a 2' horizontal jog between units.

Current Zoning – Definition and Uses:

GC, General Commercial, Article 7.2 - Berkeley County Zoning and Development Standards Ordinance

The General Commercial (GC) District is intended to provide for the development of community commercial centers that serve the retail shopping needs of the surrounding community within a ten-minute drive.

Permitted Uses: A building or premises in the GC district may be used for typical commercial uses, but may also include the following purposes:

1. townhouses/single-family attached residential uses (CU)
2. multi-family residential uses (CU)
3. bed and breakfast (B&B) (AC)
4. domestic or commercial boarding facility (CU)

Proposed Zoning – Definition and Uses:

R-3, Single Family Residential, Sec. 6-4

This district is intended to support medium density residential uses, characterized by two family detached (i.e. duplex) and single-family attached (i.e. townhouse) units. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.

Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:

1. Single family attached (i.e. townhouses) and two-family residential dwellings (duplexes).
2. Daycare, residential, nursing, and assisted living facilities.
3. Library and information centers
4. Fire stations
5. Electric substations
6. Public golf course
7. Coin operated laundries and dry cleaning

Summary of Adjacent Zoning & Uses

| Zone | | Present Use |
|-------|-----|----------------------------|
| North | C-2 | Fastenal & Vacant |
| East | R-1 | Sterling Oaks Neighborhood |

| | | |
|--------------|-----|---------------------|
| South | GC | Gas Station & NAPA |
| West | C-2 | KJ's & Pointe North |

Moncks Corner Future Land Use Map Jog

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Commercial.

Staff Findings & Recommendation:

This project meets or exceeds the requirements for townhome developments that we have required or requested in past years, such as 24' wide lots (wider than the 22' minimum of the code), street trees, hardie plank, and stone surfaces. Meeting the conditions agreed to are intended to mitigate impact on adjacent residential areas.

The property is currently zoned in the County as General Commercial, which allows townhomes and apartments. However, it is located on the bypass road, which was always envisioned as a commercial area. Given the fact that this development can go forward without annexation and without the additional conditions, Staff recommends **APPROVAL**.