



The Lowcountry's Hometown

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STAFF REPORT

TO: Town Council
FROM: Justin Westbrook, Community Development Director
SUBJECT: Zoning Map Amendment (CZ-26-03) – Brinson – 311 W Main Street
DATE: September 15, 2026

Background: The applicant, Tammy Brinson, has applied for a Zoning Map Amendment (CZ-26-03) for a parcel (TMS # 142-00-01-009) addressed as 311 W Main Street. The applicant is seeking the parcel be zoned **Conditional Zoning – General Commercial (CZ C-2)**.

Existing Zoning: The subject parcels are currently in the **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to:

"...accommodate commercial and professional offices uses typically found in single family areas. District land uses will preserve the area's existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right."

The **Transitional District (TD)** allows, by **Special Exception** the inclusion of any by-right commercial uses utilized by the **Office & Institutional (C-1)** Zoning District. That includes such uses as:

- *Generally recognized personal service establishments which perform services on the premises similar but not limited to: professional and administrative offices (doctors, attorneys, insurance, real estate), repair shops (watches, radio, television, shoe), tailor shops, beauty shops and barbershops, laundries and dry cleaners, photographic studios, copy services and banks and financial institutions.*
- *"Boutique retail and restaurants less than 2,000 square feet (not including drive throughs or gas stations)*
- *Hotels and lodging houses*
- *Automotive repair services, garages, renting and leasing*

The property owner is working with the current occupant, Atlantis Heating & Air to secure proper zoning for their business. It is Staff's interpretation that this use type would be considered as:

- *Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.*

As the use has been interpreted by Staff to be closer to the “service establishments which perform services off premises” use type than “personal service establishments which perform services on premises”, a **Special Exception** is not possible. This is supported by the Zoning Ordinance as the off-premises use is only allowed in **General Commercial (C-2)**, while the on-premise use is allowed in both **General Commercial (C-2)** and **Office Institutional (C-1)**, and thus making any **C-2** use type ineligible to seek a **Special Exceptions** within the **Transitional District (TD)**.

Adjacent Zoning		Adjacent Land Use
North	C-2	Single Family Detached Dwelling
		Church
South	R-1	VACANT
East	R-1	Single Family Detached Dwelling
West	R-1	VACANT

Existing Site Conditions: The subject parcels comprise an approximate total of 0.86 acres, which currently utilizes a former single-family detached structure. The structure was used as a single-family residence with a home occupation, and was eventually converted into a purely business operation. Previously the parcel was zoned **Single Family Residential (R-1)**, however when the family vacated the residence and kept the business on the property, the property owner sought a rezoning to **Transitional District (TD)**. Per the National Wetlands Inventory map, there do appear to be wetlands delineated on the parcel, predominantly to the south. The subject parcel currently benefits from approximately 131- feet of right-of-way.

Proposed Zoning Request: The applicant has requested to rezone the subject parcels to the **Conditional Zoning – General Commercial (CZ C-2)** Zoning District. Per the Town’s Zoning Ordinance, a **Conditional Zoning (CZ)** Zoning District is intended to:

“... to provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Moncks Corner”

Per the Town’s Zoning Ordinance, a **General Commercial (C-2)** Zoning District is intended to:

“...accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”

As with any requested **Conditional Zoning** request, the applicant has worked with Staff to negotiate conditions to help make the request less impactful to the surrounding area as would be a straight zoning. As such, the applicant is looking to reduce the number of allowable use types in the requested **General Commercial (C-2)**

Zoning District. The applicant has provided a list of allowable, by-right use types and excluded use types that would be permitted by-right within the typical **General Commercial (C-2)** Zoning District. The allowed use types proposed are:

- All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district
- All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, ~~gasoline filling stations and repair garages~~, personal service shops and limited wholesale activity.
- Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.

After the July 28 Planning Commission meeting, Staff talked with the applicant after the meeting, and at Staff's recommendation, the applicant proactively amended the request to prohibit "Gasoline filling stations and repair garages". Staff believes the amended application by the applicant to be a stronger request, after careful consideration and attention paid to the conversation during the Planning Commission meeting on July 28.

During the previously held Town Council meeting on August 18, Staff understood concerns for this request ranged from shielding potential outdoor storage for any potential user from adjacent residential to potentially large, obtrusive signage not typically seen on West Main Street. Staff worked very closely with the applicant to address these concerns.

The provided ordinance has been amended, with the help and approval of the applicant, to include a definition for "outdoor storage", standards to shield it from off-site residentially zoned parcels and the public view as seen from West Main Street, and limited sign standards from the expansive **General Commercial (C-2)** base sign standards, to the more subdued, area-appropriate **Office & Institutional (C-1)** zoning standards.

Examples of use types the applicant is requesting be **excluded** from the proposed zoning district, include, but not limited to:

- Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
- Private clubs, walk-in and drive-in theaters, assembly and concert hall.
- Hotels and motels
- Nursing, assisted living, and group care facilities
- Campgrounds and overnight trailer courts
- Wholesale, warehouse and storage facilities including building materials and lumber yards.
- Automotive services and carwashes
- New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
- Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
- Mobile home dealers
- Research, development, and commercial testing laboratories
- Transportation facilities including bus depots, trucking facilities and services without storage.
- Outdoor advertising agency

- Communication services, radio and television broadcasting
- Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized parcel. Staff reserves our right to require a TIA prior to the establishment of the proposed use, per Section 5-9.D.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. Any increase in impervious area would be required to meet the standards of the Town's Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcel as "Rural-Town Transitional Residential". The Plan calls for this land use to be designated for:

"Intended to protect the rural character of the neighborhoods while also recognizing the close proximity to commercial and transportation services. Generally, streets do not follow the common grid-like pattern although some sections do follow common suburban street patterns."

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the request seeks to add a variety, albeit limited, mixture of commercial uses that are not in line with the existing surrounding neighborhood or rural character. The Wall Street neighborhood does see smaller lot sizes in the immediate vicinity.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

3. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.

Staff believe that these various goals and implementation strategies are in harmony with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional **C-1** zoning contiguous to existing commercial. In this case, although divided by the public right-of-way, the subject parcel is adjacent to the **General Commercial (C-2)** zoning designation which is considered commercial in nature.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, however the changing nature of W. Main Street and limited commercial uses allowed at the applicant's request may give a path forward for the Planning Commission's recommendation and Town Council's decision to approve such a request. Working with the property owner since the previous Town Council meeting, Staff believes the applicant has met all of the concerns previously expressed, including shielding any potential

outdoor storage from adjacent residential property and public view, as well as ensuring any proposed signage be limited to **Office & Institutional (C-1)** standards, which is significantly less than the maximum standards allowed within **General Commercial (C-2)**.

Staff Recommendation: After analysis of the materials provided, Staff recommends the Planning Commission consider the requested **Conditional Zoning – General Commercial (CZ C-2)** zoning district designation for the subject parcel.

Planning Commission Recommendation: The Planning Commission heard the request at their July 28th meeting. The Commission heavily discussed the potential use types in **General Commercial (C-2)**, specifically those not exempted at the request of the applicant. Conversation among the members circled around uneasiness of a potential gas station or auto body shop at this location, with such close proximity to residential dwellings.

Ultimately, the Commission heard a motion to recommend approval of the request for **Conditional Zoning – General Commercial (CZ C-2)**, with the Planning Commission motion adding a stipulation to prohibit a gas station use for this property. The impending vote on the motion by the Commission failed due to a lack of majority (2-2); this resulted in the Planning Commission voting to recommend DENIAL of the request. The applicant spoke in favor of the request.

Updated Request: After the July 28 Planning Commission meeting, Staff talked with the applicant after the meeting, and at Staff’s recommendation, the applicant proactively amended the request to prohibit the following uses from the property:

- Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
- Private clubs, walk-in and drive-in theaters, assembly and concert hall.
- Hotels and motels
- Nursing, assisted living, and group care facilities
- Campgrounds and overnight trailer courts
- Wholesale, warehouse and storage facilities including building materials and lumber yards.
- Automotive services and carwashes
- New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
- Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
- Mobile home dealers
- Research, development, and commercial testing laboratories
- Transportation facilities including bus depots, trucking facilities and services without storage.
- Outdoor advertising agency
- Communication services, radio and television broadcasting
- Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.
- Gasoline filling stations and repair garages *

* : ADDED BY APPLICANT AFTER PLANNING COMMISSION (7/28/2026)

Staff believes the amended application by the applicant to be a stronger request, after careful consideration and attention paid to the conversation during the Planning Commission meeting on July 28.

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Attachments: SIGNED - Application (Tammy Brinson)(20260622)
Email (Tammy Brinson)(20260724)
Email (Tammy Brinson)(20260000)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental