

ORDINANCE NO. 2026-__

AN ORDINANCE TO RE-CLASSIFY 0.86 ACRES OF REAL PROPERTY ADDRESSED AS 311 WEST MAIN STREET, IDENTIFIED AS TMS # 142-00-01-009 FROM TD, TRANSITIONAL DISTRICT TO CZ C-2, CONDITIONAL ZONING - GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

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 # 142-00-01-009 to subsequently re-classify portions of the property from TD, Transitional District to CZ C-2, Conditional Zoning - General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said property to CZ C-2, Conditional Zoning – General Commercial, to provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit; and

WHEREAS, emphasis is placed that provisions of Conditional Zoning are not to be used to circumvent the intent or use of conventional zoning classifications or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law; and

WHEREAS, a Conditional Zoning should be approved to permit innovative and creative design of communities in the Town of Moncks Corner;

WHEREAS, the conditions to be placed upon this parcel are described as follows:

1. Allowed Use Types shall generally follow the Town of Moncks Corner Zoning Ordinance, unless specifically mentioned below;
2. Prohibited Use Types:
 - 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

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- 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

3. Site Improvements

- Signage: All signage shall utilize Office & Institutional district standards.
- Outdoor Storage: Defined as any storage of goods, materials, merchandise or vehicles outside an enclosed building for a period of time exceeding 24-hours. Should any “outdoor storage” be provided, the following standards will be applied;
 - i. Be located between the front building line of the principal building and the rear lot line
 - ii. Not be located in any required landscape yard; and
 - iii. Be screened from view from adjacent residentially zoned lots and public streets with an opaque fence, wall, or existing landscaping, to a height 6 feet above grade level.

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 15th day of September, 2026, that the property herein described is hereby zoned Conditional Zoning – General Commercial (CZ C-2); and

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 15th day of September, 2026, that the property herein described is hereby zoned General Commercial (C-2); 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 15th day of September, 2026.

FIRST READING: August 18, 2026

SECOND READING & PUBLIC HEARING: Sept 15, 2026

Thomas J. Hamilton Jr., Mayor

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Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney
