



*The Lowcountry's Hometown*

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## Staff Report

### Amendment to the Official Zoning Map

**DATE:** Planning Commission: August 23, 2022  
Town Council:  
First Reading: September 20, 2022  
Second Reading & Public Hearing: October 18, 2022

**TO:** Moncks Corner Planning Commission/Town Council

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Annexation Request

**SUBJECT PROPERTY:** A 19.17 acre tract located along Hwy 52 at the end of Perry Hill Road, TMS 142-14-00-030

**ACTION REQUESTED:** Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property R-3 with conditions, and to amend the official zoning map of the Town to so reflect.

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### Background:

Staff has been working with homebuilder D.R. Horton on this project. D.R. Horton is working on a number of developments in Town at this time, including Stoneridge and Kitfield.

The developer is proposing a townhome community of no more than 100 units along Highway 52, between Eloise Drive and Perry Hill Road. The developer is offering the following in order to receive a townhouse density:

- Donations of \$1,000 per unit into the Neighborhood Revitalization Fund
- Town-designed and SCDOT-approved median plantings along Hwy 52 between PA Auto Sales and Wigfall Street
- HOA Maintained amenities
- Additional Trees and Shrubs
- Decorative Crosswalks
- Unique Street Name Signs

Additional elements as required by the Zoning Ordinance include:

- Minimum townhome width of 22'
- The front and sides of each townhome are to be covered in hardiplank, brick or stone. If the rear of the townhome faces a road, it too must be covered in such material
- Landscape buffer along Eloise Street
- At least four distinct facades and colors per six-unit structure
- The following are to be maintained by the HOA:
  - Sidewalks
  - Streetlights
  - Stormwater facilities outside of the right-of-way
  - Customized street signs
  - Amenities
  - Private Streets
  - Plantings in the public area

Lastly, the developer will be required to create a permanent, full-time entrance into the neighborhood from Eloise Drive, keeping traffic off Wigfall. Any improvements to Eloise required by SCDOT will be the responsibility of the developer.

On October 3, Staff and the developer held a community meeting for the residents of the Perry Hill and Wigfall community to learn about the development and ask any questions. Four individuals from the community came to the meeting, and the general concern was traffic onto Perry Hill Road. Staff and the developer feel that the vast majority of traffic will go directly onto Eloise Drive and from there onto Highway 52. The remainder of the traffic generated would go onto Perry Hill and then out to Hwy 17. Additionally, the new water line that will be looped into the existing system and the new sewer service in the area was discussed.

All told, the neighborhood did not express any concern that this neighborhood should not go forward.

### **Current Zoning - Definition and Uses:**

*R2 - Manufactured Residential District, Berkeley County Sec. 5.3*

#### **5.3.1. Intent.**

- A. The R2 manufactured residential district is intended to implement the land use goals of the residential growth areas and rural villages within urbanizing areas in the unincorporated portions of Berkeley County.
- B. This district is intended to:
  1. Allow manufactured housing in higher density residential areas where public facilities and services are available.
  2. To make lower cost housing an available option in designated portions of the county.

3. Encourage urban communities to develop in a manner that minimizes sprawl patterns.
4. Encourage efficient development patterns and use of in-fill development.
5. Minimize development problems in urban areas where infrastructure such as transportation facilities and public water and sewer are either absent or inadequate.
6. Protect development in residential growth areas from infiltration of incompatible land uses.
7. Provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area.
8. Permit the location of needed community facilities in support of residential development.

5.3.3. *Permitted uses.* The following uses are permitted within the R2 manufactured residential district:

A. *Recreation uses.*

1. Golf course.
2. Indoor recreation.
3. Outdoor recreation, active.
4. Outdoor recreation, passive.

B. *Institutional uses.*

1. Assembly and worship.
2. Government offices, public services, and local utilities.
3. School, neighborhood and community.

C. *Residential uses.*

1. Single-family detached.
2. Manufactured home.

### **Proposed Zoning - Definition and Uses:**

#### *R-3, Single Family Attached 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	R2 (County)	Mobile Home & Vacant
East	Flex 1 (County)	Commercial, Institutional, and Mobile Home
South	R2 & GC (County)	Used Car Lot & Vacant
West	R2 (County)	Vacant

### Moncks Corner Comprehensive Plan

The Moncks Corner Comprehensive Plan lays out goals and policies which help in decision making for subjects such as land use.

- o *Goal: The Town will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.*
  - *P1 The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.*
    - *S1 Plan and provide infrastructure in accord with land use areas depicted on the Future Land Use map to ensure adequate and efficient support of anticipated growth*
  - *P2 The Town will continue efforts to guide the growth of land adjacent to existing boundaries*
    - *S1 Develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map to achieve a cohesive approach towards infrastructure concurrency*
    - *S2 Encourage future development and expansion of the town in areas contiguous to developed areas in concert with a utility extension policy/plan that is sequential and phased*
    - *S3 Collaborate with Berkeley County planning to ensure new development in areas surrounding the town are consistent*

*with abutting land uses within the Town Commission Draft  
Recommended 2/27/17 Land Use\_8*

- *S4 Collaborate with Berkeley County on zoning issues that have direct impact on the Town Consider adoption of shared “extra territorial jurisdiction” within a one mile radius of the Town limits*
- *Goal: The Town will continue to develop with well-planned, inclusive communities and neighborhoods that provide residents with a sense of identity and promote the small-town character for which Moncks Corner desires to be known*
  - *P1 The Town will promote development that is appropriate and compatible with neighboring uses*
    - *S1 Review plans for new development to ensure its consistency in character and scale with the future land use map and neighboring developments*

### **Staff Findings:**

Staff recommends **APPROVAL** of the project.

### **Planning Commission Findings:**

At their August 23, 2022 meeting, the Planning Commission voted 5-1 to recommend **APPROVAL** of the project.