

ORDINANCE NO. 2022-06

**AN ORDINANCE TO RE-CLASSIFY 1.0 ACRE OF REAL PROPERTY LOCATED ALONG MAIN STREET EXTENSION, TMS # 143-00-00-087, FROM R-2, SINGLE FAMILY RESIDENTIAL, TO C-2, GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT**

**WHEREAS**, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located along Main Street Extension, TMS # 143-00-00-087, to re-classify the property from R-2, Single Family Residential, to C-2, General Commercial; and

**WHEREAS**, it is necessary and desirable to reclassify said properties to C-2, General Commercial; and

**WHEREAS**, the Moncks Corner Planning Commission, during a meeting held on July 26, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of C-2, General Commercial; 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 15<sup>th</sup> day of September, 2022, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of R-2, Single Family Residential to C-2, General Commercial; and

**BE IT FURTHER ORDAINED** that any structure placed upon the property shall meet the design objectives, amended April 19, 2022, as detailed in Section 7-13 of the Town of Moncks Corner Zoning Ordinance; 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 15<sup>th</sup> day of September, 2022.**

First Reading: August 16, 2022

Second Reading/Public Hearing: September 15, 2022

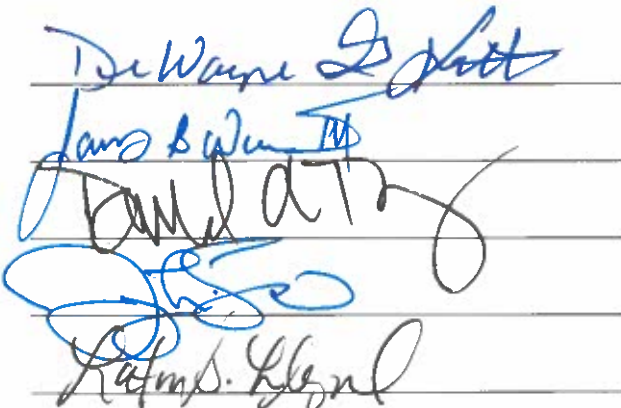
Attest:

  
Marilyn M. Baker, Clerk to Council

Approved As To Form:

  
John S. West, Town Attorney

  
Michael A. Locklear, Mayor





**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: Jack R. Parker Jr Address: 109 Almond St  
Phone: 843-810-8951 E-Mail: Licky Parker @ Gmail .com

**Property Owner Information (If Different)**

Name: Wiggins Address: 1518 Pungili Rd Moncks Corner SC 29449  
Phone: 843-860-4515 E-Mail: \_\_\_\_\_  
TMS #: (143-00-00-002) Original TMS Not Approved Address: Main St Ext.

Current Zoning: \_\_\_\_\_ Requested Zoning: \_\_\_\_\_

Current Use of Property: Vacant

Proposed Use of Property: Automotive Repair

Has any application involving this property been previously considered by the Moncks Corner Planning Commission or Board of Zoning Appeals? If yes, please state details.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

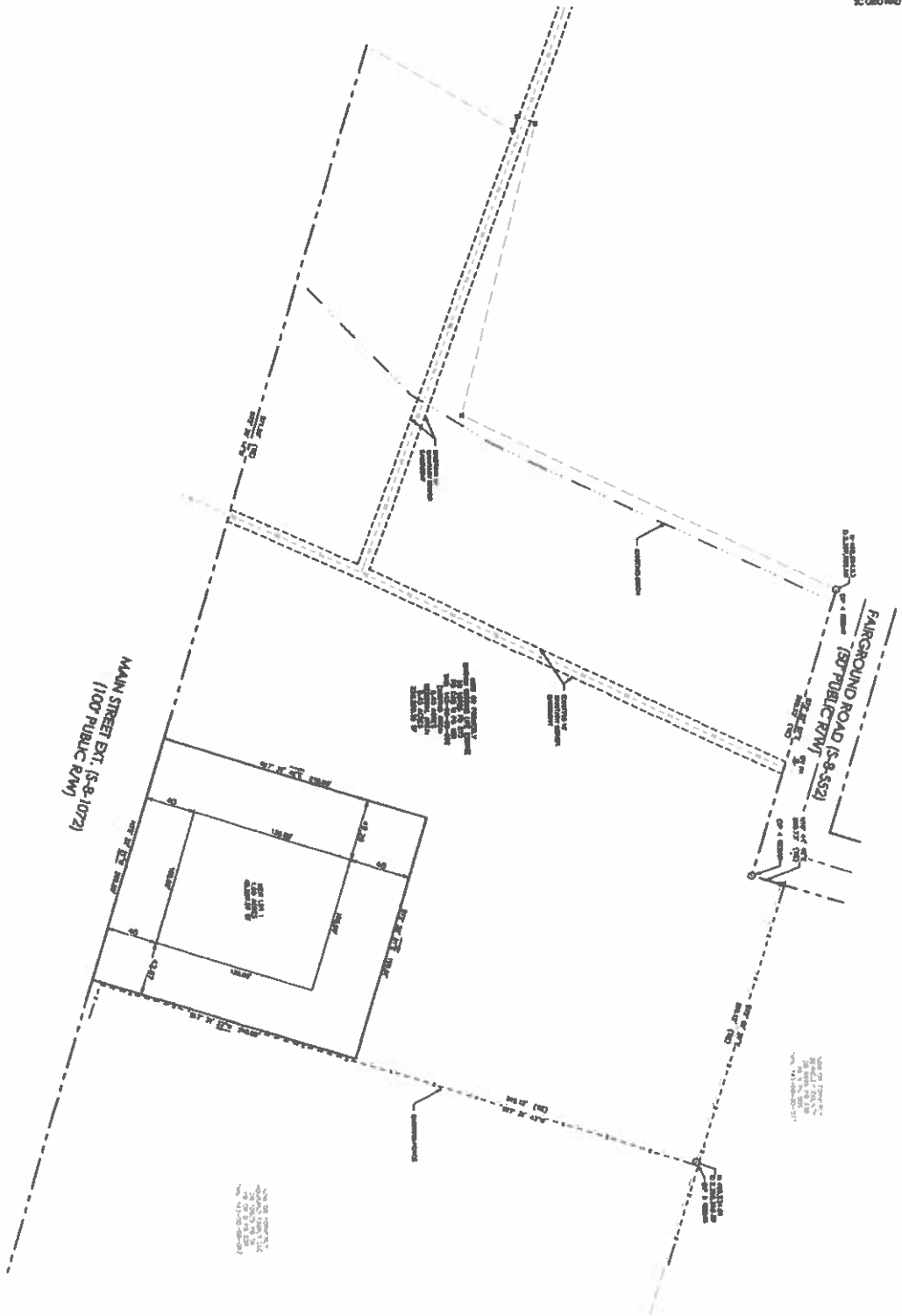
Owner's Signature: Carl H. Wiggins Date: 6-8-2022  
Applicant's Signature: [Signature] Date: 6-8-22

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_

Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_



**GENERAL NOTES:**

1. **What is the difference between a mutation and a polymorphism?**  
A mutation is a change in the DNA sequence that is not found in the general population. A polymorphism is a change in the DNA sequence that is found in the general population.
2. **What is the difference between a point mutation and a frameshift mutation?**  
A point mutation is a change in a single nucleotide. A frameshift mutation is a change in the number of nucleotides, which shifts the reading frame of the gene.
3. **What is the difference between a silent mutation and a missense mutation?**  
A silent mutation is a change in the DNA sequence that does not change the amino acid sequence of the protein. A missense mutation is a change in the DNA sequence that changes one amino acid in the protein.
4. **What is the difference between a nonsense mutation and a stop codon?**  
A nonsense mutation is a change in the DNA sequence that creates a stop codon. A stop codon is a codon that signals the end of protein synthesis.
5. **What is the difference between a deletion and an insertion?**  
A deletion is a loss of a nucleotide or a segment of DNA. An insertion is a gain of a nucleotide or a segment of DNA.
6. **What is the difference between a translocation and a reciprocal translocation?**  
A translocation is a change in the location of a segment of DNA. A reciprocal translocation is a translocation in which two segments of DNA are exchanged between two chromosomes.
7. **What is the difference between a deletion and a duplication?**  
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8. **What is the difference between a point mutation and a frameshift mutation?**  
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### LEGEND

- ☐ Addressee always with  
☐ letter number (e.g.  
☐ William O'Brien, 100  
☐ Madison Street, New  
☐ York, N.Y.  
☐ 10001  
☐



regime that has to be put in an evolutionary context, not only in relation to the development of the economy but also in relation to the development of the political system. The development of the political system is a process that is not linear and that is not deterministic. It is a process that is shaped by a variety of factors, including the economic situation, the social structure, the political culture, and the international environment. The development of the political system is a process that is shaped by a variety of factors, including the economic situation, the social structure, the political culture, and the international environment.

**MHW CONSULTING, LLC**  
PO BOX 50134  
SUMMERVILLE, SC 29485  
843-408-8661  
PROFESSIONAL LAND ENGINEER, SC, NO. 14027  
PROFESSIONAL LAND ENGINEER, GA, NO. 14027

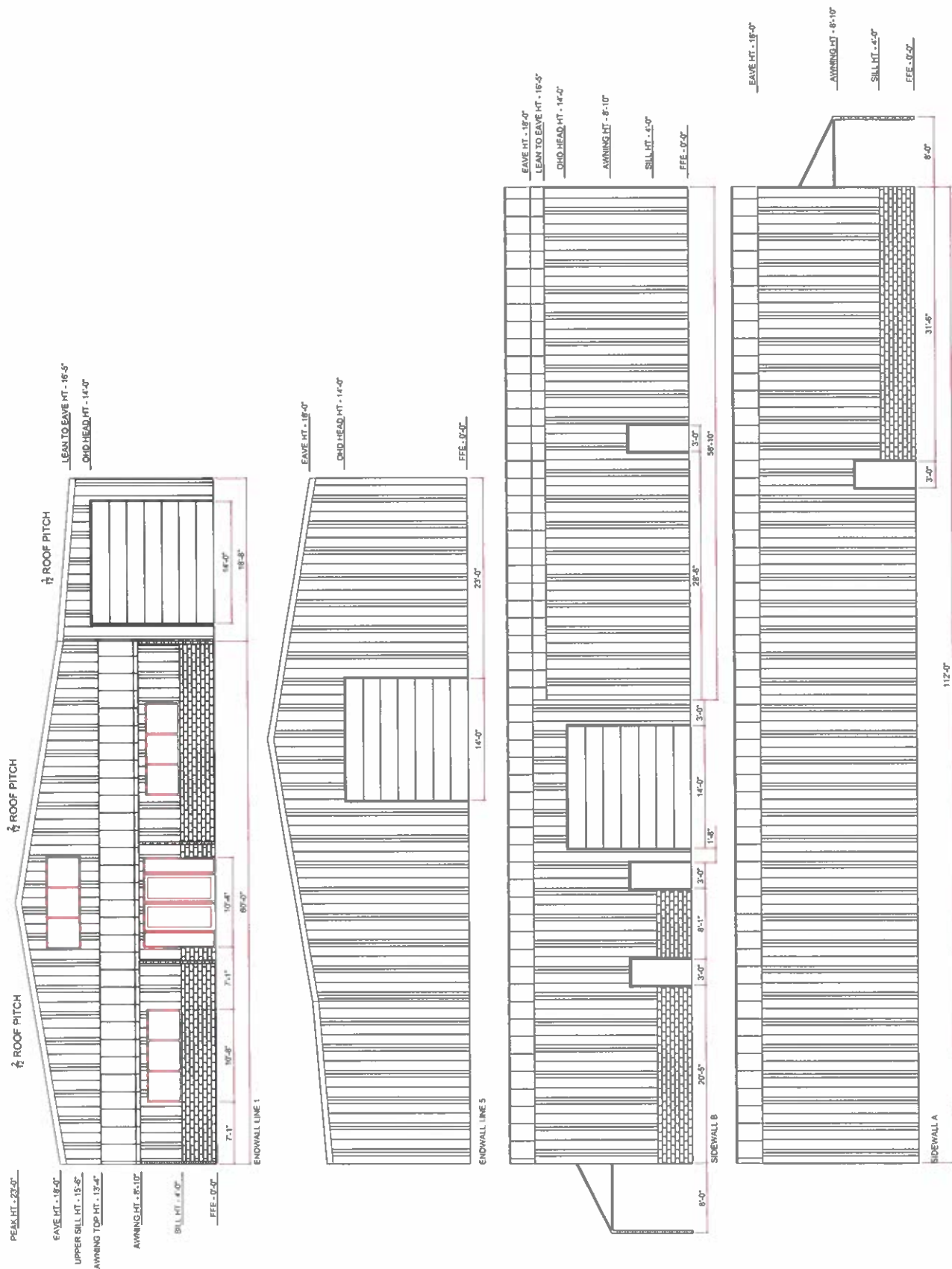
EXEMPT SUBDIVISION PLAT  
TMS: 143-00-00-002  
1ST ST. JOHNS PARISH  
TOWN OF MONCK'S CORNER  
BERKELEY COUNTY, SOUTH CAROLINA

**SHEET**  
**1 OF 1**

**ELIMINAR  
REVIEW ONLY**

**TMS 143-00-00-002**

Δ-2.0	1	REVISION
SHT NO.	TOTAL	





1000 S. 10TH AVE  
SUITE 100  
TAMPA, FL 33606  
TEL: (813) 241-1111  
WWW.MOCOGENERAL.COM

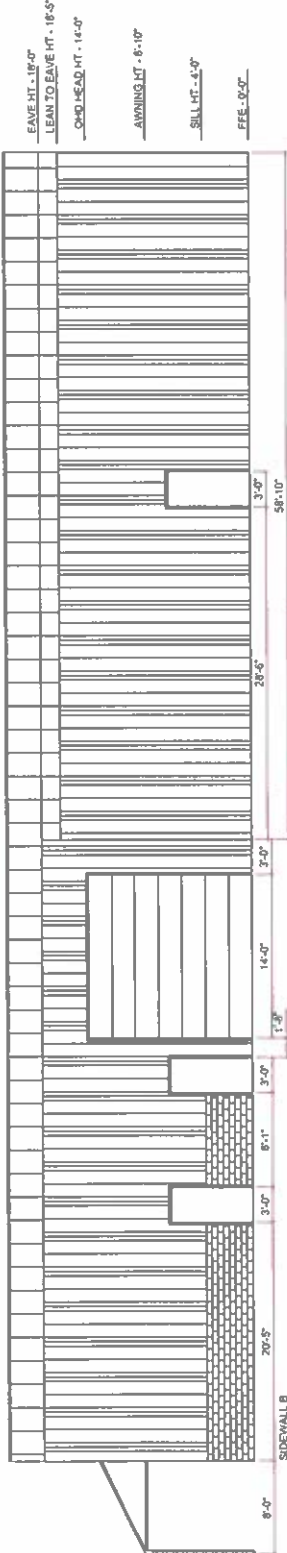
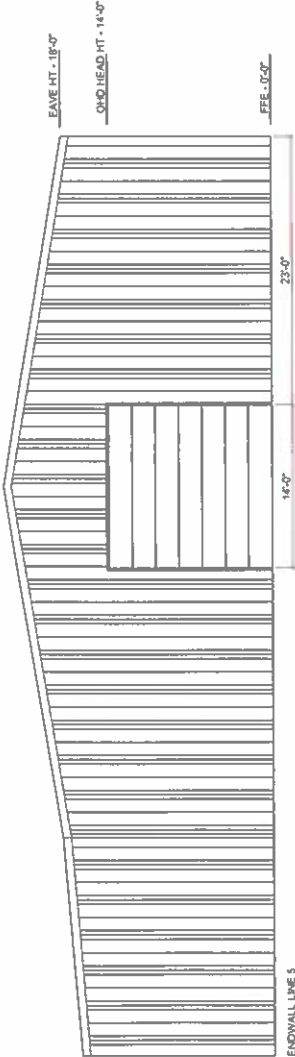
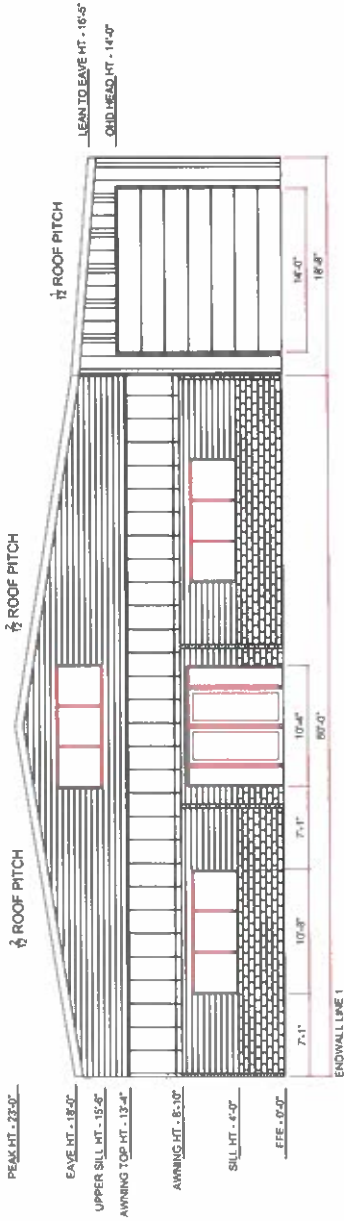
# MOCO GENERAL LLC.

TMS 143-00-00-002

New Facility:

REVISIONS	
#	DESCRIPTION

DRAWING INFORMATION	
ELEVATIONS - HARDI	
05/17/2022	PLOT DATE
3/32" = 1'-0"	SCALE
A-21	SHEET NO.
1	TOTAL SHEETS
	REVISION

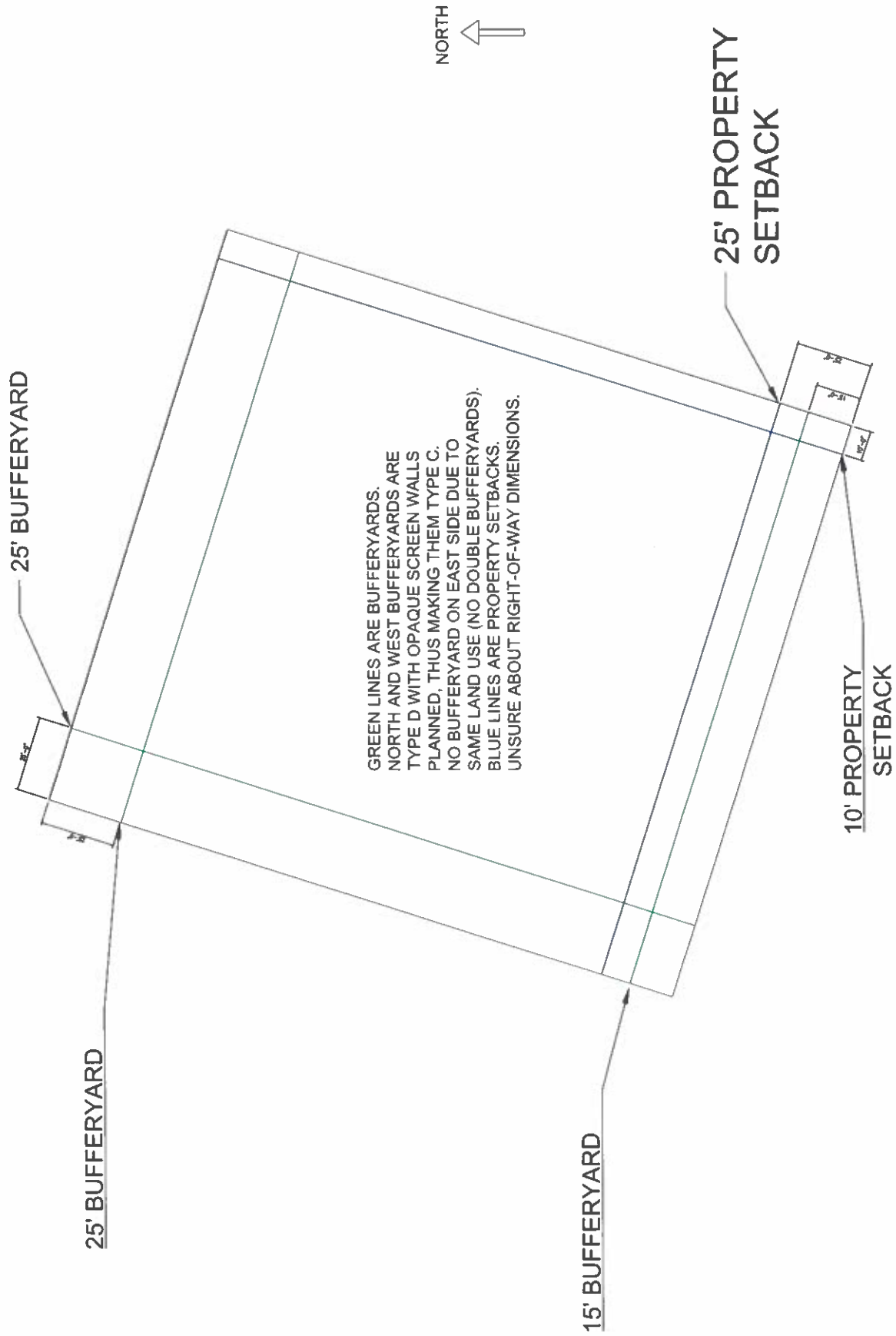


**TMS 143-00-00-002**

[illegible]

DRAWING INFORMATION
SITE SETBACKS
05/17/2022 PLOT DATE
1/32 = 1'-0" SCALE

C-1	1	REVISIO
SHT NO	TOTAL	





143-00-00-002  
TMS 143-00-00-002

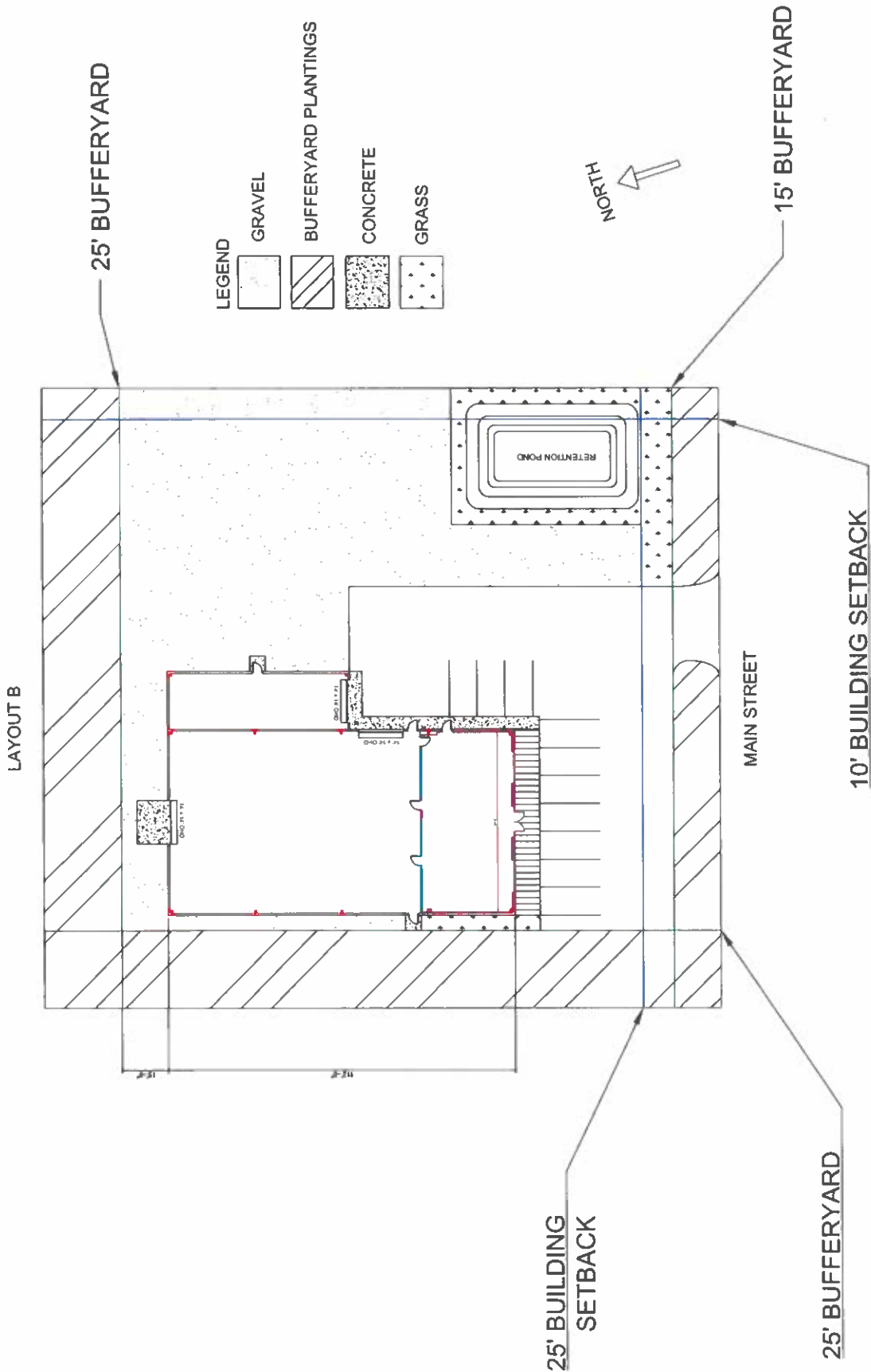
# MOCO GENERAL LLC

TMS 143-00-00-002

New Facility:

REVISIONS	
DATE	DESCRIPTION

DRAWING INFORMATION	
SITE LAYOUT	
06/14/2022	PLOT DATE
1/32" = 1'-0"	SCALE
C-2.0	1
SHT. NO.	TOTAL

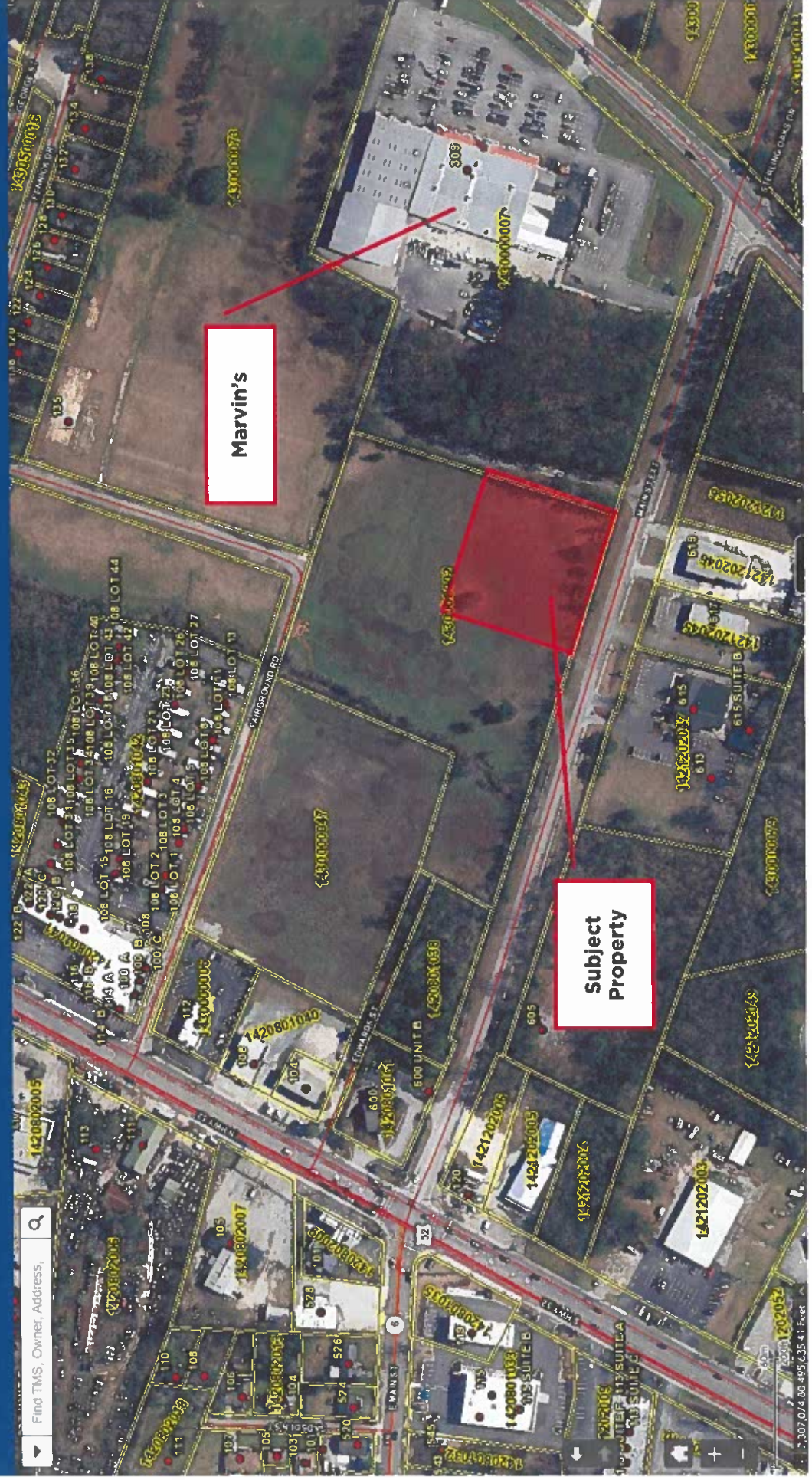


# Parler Rezoning Main Street Extension, TMS 143-00-00-002

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



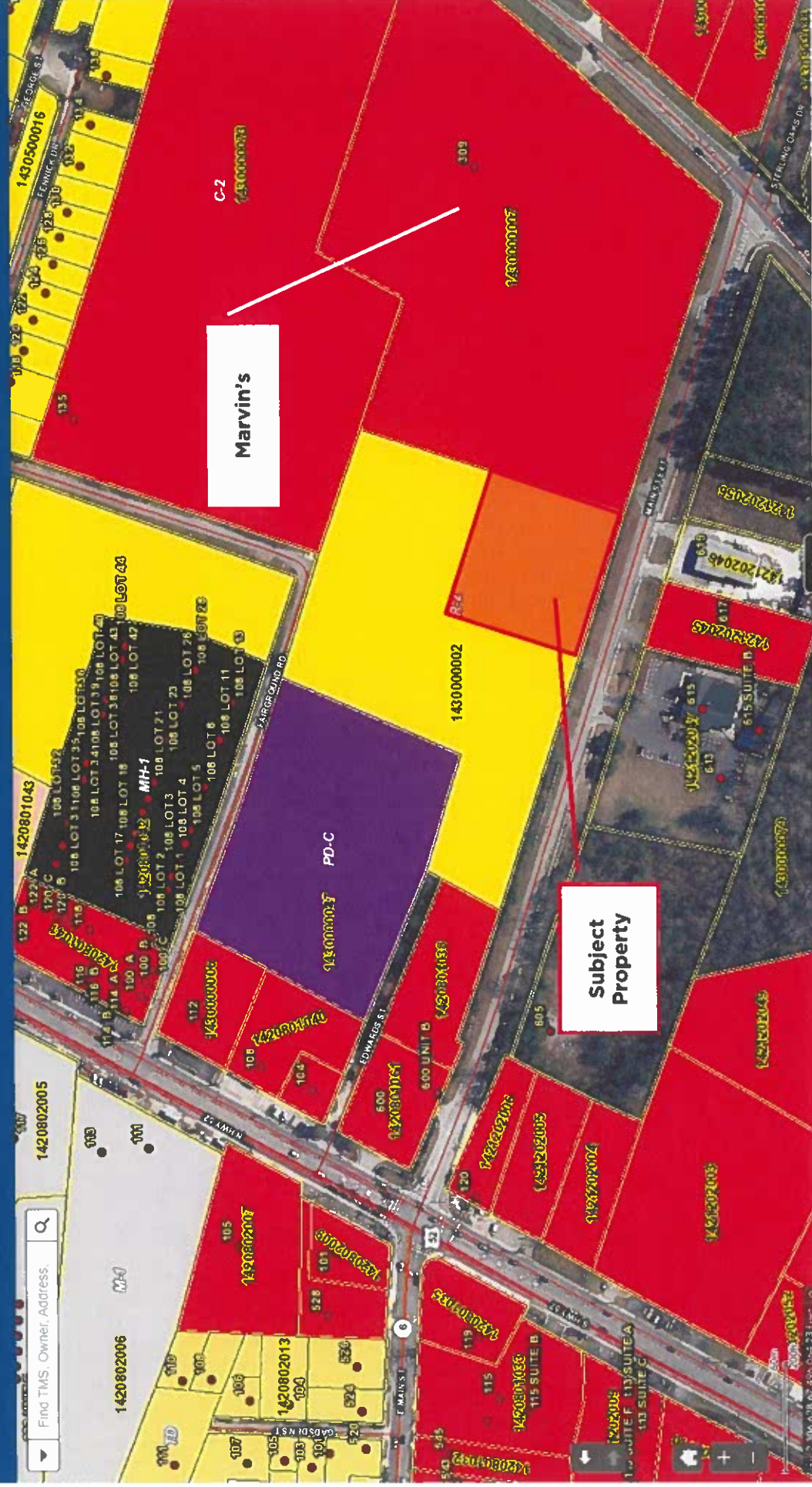


# Parler Rezoning

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022





*The Lowcountry's Hometown*

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | [monckscornersc.gov](http://monckscornersc.gov)

## Staff Report

### Amendment to the Official Zoning Map

**DATES:** Planning Commission: July 26, 2022  
Town Council:  
First Reading: August 16, 2022  
Second Reading & Public Hearing: September 20, 2022

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

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

**SUBJECT:** Rezoning Request

**SUBJECT PROPERTY:** 1.0 acre along Main Street Extension, a portion of TMS 143-00-00-002

**ACTION REQUESTED:** Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-2, Single Family Residential, to C-2, General Commercial, and to amend the official zoning map of the Town to so reflect.

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### Background:

The applicant, Ricky Parler, is seeking to subdivide a 1 acre tract off of the greater 6.44 acre tract located behind Marvin's on Main Street Extension. He is proposing to rezone this property from R-2, single-family residential, to C-2, General Commercial, with the intent of placing a repair shop on the property. The shop would service motors of all sorts, from lawnmowers and four wheelers to boats, RV's, and cars.

Mr. Parler is proposing a largely metal building, in the style of a warehouse, with a brick knee wall across the front and going approximately one third of the way down the sides. Per the Moncks Corner Zoning Ordinance,

*Predominant exterior building facade materials shall consist of high quality, durable products, including but not limited to cementitious siding (i.e. HardiePlank), brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass. Metal exteriors are not permitted unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning*

*Administrator. Metal warehouse-type architecture shall not be permitted except in the Industrial Zones.*

Mr. Parler began working on this building and the lot subdivision in the middle of February, 2022. In late February the ordinance that outlawed metal buildings in commercial zones went before the Planning Commission for the first time. For this reason, Staff allowed Mr. Parler to go to the Board of Zoning Appeals to seek a variance from the exterior materials requirement. After considerable discussion, the Board granted a variance to allow the building as proposed by Mr. Parler. As such, if Council rezones this property without conditions, the building is allowed to be metal.

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

#### *R-1 & R-2 Single Family Residential Districts, Sec. 6-3*

*These districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto.*

#### *Permitted Uses:*

- 1. One-family detached dwellings*
- 2. Guest cottages, garage apartments*

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

#### *C-2, General Commercial, Sec. 6-9*

*This 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. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.*

*Permitted Uses: A building or premises in the C-2 district may be used for the following purposes:*

- 1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district*
- 2. 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.*

- 3. 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.*
- 4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.*
- 5. Private clubs, walk-in and drive-in theaters, assembly and concert hall.*
- 6. Hotels and motels*
- 7. Nursing, assisted living, and group care facilities*
- 8. Campgrounds and overnight trailer courts*
- 9. Wholesale, warehouse and storage facilities including building materials and lumber yards.*
- 10. Automotive services and carwashes*
- 11. New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.*
- 12. Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers*
- 13. Mobile home dealers*
- 14. Research, development, and commercial testing laboratories*
- 15. Transportation facilities including bus depots, trucking facilities and services without storage.*
- 16. Outdoor advertising agency*
- 17. Communication services, radio and television broadcasting*
- 18. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.*

### **Summary of Adjacent Zoning & Uses**

Zone		Present Use
<b>North</b>	R-2	Vacant
<b>East</b>	C-2	Marvin's
<b>South</b>	C-2 & GC	Fastenal, Carolina Tint & Wrap
<b>West</b>	R-2	Vacant

### **Moncks Corner Future Land Use Map**

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Medium Density Residential.

### **Staff Findings & Recommendation:**

Staff would like to see this area be zoned for commercial use, so in some ways this rezoning makes sense. However, rezoning only one acre of the total 6.44 acres makes little sense. The remainder of the property is zoned for 8,500 sq. ft. single family residential, which no longer is an appropriate use for the area. Moreover, by rezoning only the southeast corner of the overall parcel, the remainder is an awkward "S" shape that makes future development more difficult. The owner can subdivide the property any way that they see fit within the boundaries of the land development regulations, but Staff need not support it.

Moreover, there is the question of the metal building. While it is understood that the applicant began working on this project before the law came into effect, and there are metal buildings across the street to the south, the Planning Commission and Council did outlaw such architecture in the commercial areas.

For these reasons, Staff recommends **DENIAL** of the rezoning.

### **Planning Commission Recommendation**

At their July 26<sup>th</sup> meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the rezoning.