

**ORDINANCE NO. 2022-\_\_**

**AN ORDINANCE TO RE-CLASSIFY REAL PROPERTY LOCATED ALONG WEST MAIN STREET, TMS # 142-00-01-005 & -037, FROM R-1, SINGLE FAMILY RESIDENTIAL, TO R-2, SINGLE FAMILY RESIDENTIAL WITH CONDITIONS, 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 West Main Street, Moncks Corner, South Carolina, TMS # 142-00-01-005 & -037 to re-classify the property from R-1, Single-Family Residential to R-2, Single Family Residential with conditions; and

**WHEREAS**, it is necessary and desirable to reclassify said properties to R-2, Single Family Residential with conditions; and

**WHEREAS**, the Moncks Corner Planning Commission, during a meeting held on April 26, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of R-2, Single Family Residential with conditions; and

**WHEREAS**, the conditions to be placed upon these two parcels are described as per the attached Descriptive Statement, prepared by Seamon, Whiteside and Associates, Inc., dated May 6, 2022. Additional conditions include the following:

1. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
  - b. Three Years: Land clearing and infrastructure underway
  - c. Four years: Residential construction begins
2. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

**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 21<sup>st</sup> day of June, 2022, that the Zoning Classification pertaining to TMS # 142-03-01-008 & -009 be hereby re-classified from its current zoning of R-1, Single Family Residential to R-3, Multi-Family Residential with conditions; 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.

**ORDINANCE NO. 2022-\_\_ CONTINUED:**

**DONE IN COUNCIL ASSEMBLED this 21<sup>st</sup> day of June, 2022.**

First Reading: May 17, 2022

Second Reading/Public Hearing: June 21, 2022

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Michael A. Locklear, Mayor

Attest:

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Marilyn M. Baker, Clerk-Treasurer

Approved As To Form:

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John S. West, Town Attorney