

**ORDINANCE NO. 2024-\_\_**

**AN ORDINANCE TO RE-CLASSIFY 15.75 ACRES OF REAL PROPERTY LOCATED ALONG US-17A, HEATLEY STREET AND NEWELL STREET, TMS # 142-00-01-012 FROM R-2, SINGLE-FAMILY RESIDENTIAL TO CZ R-2, CONDITIONAL ZONING SINGLE-FAMILY RESIDENTIAL, 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 on US-17A, Heatley Street, and Newell Street, TMS # 142-00-01-012, to re-classify the property from R-2, Single-family Residential to CZ R-2, Conditional Zoning Single-family Residential; and

**WHEREAS**, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

**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 # 142-00-01-012 to subsequently re-classify portions of the property from R-2, Single-family Residential to CZ R-2, Conditional Zoning Single-family Residential; and

**WHEREAS**, it is necessary and desirable to reclassify said property to CZ R-2, Conditional Zoning Single-family Residential; and

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

1. Developer shall contribute \$1,500.00 per new lot to the Town's Neighborhood Revitalization Program, to be paid as part of each building permit prior to issuance of the Certificate of Occupancy.
2. A Type-B Buffer yard shall be installed by the Developer, prior to issuance of a Final Plat, along the eastern property line, adjacent to homes fronting Merrimack Boulevard.
3. Off-site Traffic Calming Devices shall be installed in the immediate vicinity, prior to issuance of a Final Plat, at Staff discretion. Staff may allow Developer to substitute the installation of traffic calming devices in lieu of additional contribution to Town's Neighborhood Revitalization Program, at Staff discretion.
4. A trail and playground shall be installed, prior to the issuance of a Final Plat, in open space at Staff discretion.
5. Right-of-way shall be dedicated with a road constructed to Berkeley County standards for acceptance, from Monitor Circle to the western property line, as generally shown in the Developer's submitted Concept Plan, dated February 20<sup>th</sup>, 2024.
6. Decorative crosswalks at all intersections internal to the subject parcel shall be installed, prior to the issuance of a Final Plat.

**ORDINANCE NO. 2024-\_\_ CONTINUED:**

- 7. On-street parking shall be provided, within the right-of-way, in addition to any required on-site parking for each dwelling unit, prior to the issuance of a Final Plat3.
- 8. Any standard or regulation not specified shall default to the Zoning Ordinance and Land Development Regulations of the Town of Moncks Corner.

**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 18<sup>th</sup> day of May, 2024, that the property herein described is hereby zoned Conditional Zoning – Single-family Residential (CZ R-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 21<sup>st</sup> day of May, 2024.**

First Reading: April 16, 2024  
Second Reading/Public Hearing: May 21, 2024

\_\_\_\_\_  
Thomas J. Hamilton Jr., Mayor

Attest:

\_\_\_\_\_  
Marilyn M. Baker, Clerk to Council

Approved As To Form:

\_\_\_\_\_  
James E. Brogdon, Jr., Town Attorney