



The Lowcountry's Hometown

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Staff Report

Amendment to the Official Zoning Map

DATE: 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: Annexation Request

SUBJECT PROPERTY: A 25' wide strip on both sides of Highway 52 north of the Tail Race Canal Bridge, as well as both sides of Highway 402 near 1105 N. Hwy 52

ACTION REQUESTED: Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property D-1, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, Santee Cooper, is seeking to annex property into the Town of Moncks Corner, which will allow the Town to patrol and respond to incidents in the right-of-way north of the Tail Race Canal Bridge up to and including the Highway 402 intersection.

The Town has sought to annex this area for some time, as traffic incidents in this area can back up traffic for miles and hours. Currently, traffic incidents are addressed by S.C. State Highway Patrol, but this annexation would place jurisdiction into the Town.

Current Zoning - Definition and Uses:

Flex1 - Agricultural District, Berkeley County Sec. 6.4

6.4.1. Intent. A significant portion of the county's land area is used for agricultural, forestry, and agricultural/residential purposes. These areas

represent the county's rural landscape and historic character of Berkeley County. The viability of agricultural operations and production is contingent upon their protection from incompatible land uses and development. Additionally, premature conversion of these lands to accommodate urban and suburban development increases the demand for costly public infrastructure.

Permitted uses:

- A. Agricultural uses.
 - 1. Agriculture, crop.
 - 2. Agriculture, home animal production.
 - 3. Agriculture, home horses.
 - 4. Forestry.
- B. Recreation and amusement uses.
 - 1. Ecotourism.
 - 2. Golf course.
 - 3. Indoor recreation.
 - 4. Outdoor recreation, active.
 - 5. Outdoor recreation, passive.
- C. Institutional uses.
 - 1. 1.Assembly and worship.
 - 2. College and professional schools.
 - 3. School, neighborhood and community.
 - 4. Government office, public services, and local utilities.
- D. Residential uses.
 - 1. Single-family detached.
 - 2. Duplex (residential, two-family).
 - 3. Manufactured home.

Proposed Zoning - Definition and Uses:

D-1, Development District, Sec. 6-2

This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominately residential, agricultural, or similar development, with scattered related uses. 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. It is further recognized that future demand for developable land will generate requests for amendments to remove land from D-1 classification and place it into other more intensely developed classifications as natural consequences of urban expansion.

Permitted Uses:

1. One-family detached dwellings
2. Agricultural uses, including but not limited to:
 - a. Production crops
 - b. Horticultural specialties.
 - c. Ornamental floriculture, shrub, tree and nursery products.
 - d. General farms, primarily crop.
 - e. Agricultural production – livestock
 - f. Landscape and horticultural services.
 - g. Forestry
3. Landscape counseling and planning.
4. Lawn and garden services.
5. Fishing
6. Commercial fishing.
7. Fish Hatcheries and preserves.
8. Game propagation
9. Logging camps and logging contractors.
10. Water-supply
11. Retail nurseries, lawn and garden supply stores.
12. Fruit stores and vegetable markets.
13. Public golf courses.
14. Residential and nursing care.

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	Flex 1	Vacant
East	GC	Parker's Kitchen
South	Flex 1	Vacant
West	Flex 1	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:

This annexation would allow Town Police, Fire, and EMS to respond to incidents at the corner of Hwy 52 and Hwy 402, increasing response times dramatically. Moreover, it would allow possible annexation of additional properties north of the bridge. For these reasons, Staff recommends **APPROVAL** of the annexation.