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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.

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
North	R-2	Vacant
East	C-2	Marvin's
South	C-2 & GC	Fastenal, Carolina Tint & Wrap
West	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.