

McNair

Design & Development

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Date: 11/17/25

402 Wall Street
Moncks Corner, SC 29461
TMS#: 142-08-04-012

Density Bonus Request Letter

The subject property is a 4.35-acre parcel located on Wall Street in the Town of Moncks Corner. The property is currently zoned R-2, a single-family residential district with a minimum lot size of 8,500 SF and maximum density of 5 units per acre. Theoretically the by right zoning would allow 21 residential lots, however the width of the property creates a hardship, greatly impacting the potential density.

The Site’s proximity to Main Street and easy access to Hwy 52 supports a residential subdivision. As this site is adjacent to Moncks Corner Regional Recreation Complex, there is an opportunity to provide connectivity from Wall Street to Main Street and promote pedestrian traffic to the Town Square Redevelopment project area.

The proposed development seeks a density bonus by providing the following:

Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Memorialize the Ex. Wall	15%	1,800
Sidewalk Connectivity	15%	1,800
Type A Buffer on Wall Street	10%	1,200
Add. Parking	5%	600
Product Mix (No more than 2 identical floorplans)	5%	600
	New Min. Lot Size	6,000

The rezoning request is scheduled for the October 28th, 2025, Planning Commission Meeting. McNair Design & Development LLC looks forward to working with the Town of Moncks Corner on this project. Should you have any questions or need additional information, please email demcnair@mcnairdesigndevelopment.com

McNair Design & Development, LLC

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