

ORDINANCE NO. 2024-__

AN ORDINANCE TO RE-CLASSIFY 1.8 ACRES OF REAL PROPERTY LOCATED ON REID HILL ROAD, TMS # 123-00-06-057, 123-00-06-060, 123-00-06-061, 123-00-06-062, 123-00-06-063 FROM C-2, GENERAL COMMERCIAL, TO CZ R-4, CONDITIONAL ZONING – MULTI-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 Reid Hill Road, TMS # 123-00-06-057, 123-00-06-060, 123-00-06-061, 123-00-06-062 and 123-00-06-063, to re-classify the property from C-2, General Commercial, to CZ R-4, Conditional Zoning – Multi-family Residential; and

WHEREAS, it is necessary and desirable to reclassify said property to CZ R-4, Conditional Zoning – Multi-family Residential; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on December 27, 2023, did recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of CZ R-4, Conditional Zoning – Multi-family Residential; and

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

1. Increase the density of the zoning to allow up to forty-five (45) dwelling units.
2. Prior to the approval of a Site Plan, a Traffic Impact Analysis (TIA) shall be performed, in accordance with Section 5-9 of the Zoning Ordinance.
3. Prior to the issuance of a Certificate of Occupancy the following improvements shall be installed, inspected, and approved by the Zoning Administrator.
 - a. All recommendations from the required TIA shall be designed, installed, inspected and accepted;
 - b. Swimming Pool and Shelter;
 - c. The following materials shall be utilized in their respective elements:
 - i. Cementitious siding,
 - ii. Standing seem galvanized metal roof, and
 - iii. Powdered-coated railings.
 - d. Type A Bufferyard, in accordance with Section 7-9 of the Zoning Ordinance, along all side and rear property lines.

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 20th day of February, 2024, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of C-2, General Commercial to CZ R-4, Conditional Zoning – Multi-family Residential; and

ORDINANCE NO. 2024-__ CONTINUED:

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 20th day of February, 2024.

First Reading: January 16, 2024
Second Reading/Public Hearing: February 20, 2024

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

