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STAFF REPORT

TO: Planning Commission
FROM: Justin Westbrook, Community Development Director
SUBJECT: Amendment (ZA-25-04) – STYO Development
DATE: February 24, 2026

Background: The applicant, STYO Development, has applied for a Zoning Map Amendment (ZA-25-04) for a parcel (TMS #162-00-01-017). The property is currently zoned **Planned Development – Commercial (PD-C)**, with the applicant seeking the parcel to be zoned **Planned Development (PD)**. The PD-C district designation was a leftover when Moss Grove Plantation was approved, first through the County, then annexed and developed within the Town’s corporate limits. There is limited information regarding the subject parcel and why **PD-C** was designated for the parcel, however Staff’s long standing interpretation is that the subject parcel was designated commercial as part of the overall Moss Grove Plantation development.

Previously Heard:

The proposed PD Document divides the 31.3 acre parcel into three (3) “districts”. The applicant has proposed the “Cottage District”, “Market Village” and “Civic Park”, with each area having separate dimensional standards (setbacks, buffers lot coverage, etc.) as well as delineated allocation of residential units, allowable use types and dedicated parking.

The “Cottage District” will be situated on the southern end of the subject parcel and will consist of approximately 8.65 acres. Serving exclusively as a residential area of the project, the project aims to have approximately fifty-two (52) single-family detached units. Per the PD Document, these units will use a minimum lot size of 3,000 ft², with a minimum lot width of 40-feet. The setbacks are significantly reduced compared to other projects approved within the Town, and the density for this district appears to be significant. The maximum lot coverage is set for 80%, which is significant compared to existing Zoning Ordinance standards. As the applicant has set aside small pocket parks and stormwater indicated for each phase, the lot coverage is less of a concern as it is typically with development due to the overall design with environmental sensitivity offsetting lot coverage.

The “Market Village” district will be situated in the center of the subject parcel and be approximately 9.56 acres. This district will blend the residential and commercial aspects of the development, and in Staff’s opinion, serve as a transitional district between the solely residential “Cottage District” and the “Civic Park” district that will

be dedicated to the Town for public and recreation use. This district will see a limited number of residential single-family detached homes, expected to be approximately twenty-eight (28) units. These lots are expected to be smaller than what is proposed in the “Cottage District”, although the PD Document does not prescribe dimensional standards for this use type, which is a cause for concern by Staff. The remaining section of the “Market Village” will be commercial use types using a minimum lot size of 2,000 square feet. It is expected there will be up to 60,000 square feet of commercial area, serving a variety of use types, including hotel, restaurant, bar, financial offices, and other service and office use types. Prohibited use types the applicant is proposing for this district are tobacco and vape stores, adult stores, convenience stores, pawn shops, gas stations and storage units. It is Staff’s interpretation that those uses not specifically called out within the PD Document will be prohibited, however the applicant was forward thinking to specifically call out use types that did not fit the development vision.

The “Civic Park” district of the project will comprise of the northern end of the subject parcel and be approximately 13.09 acres in size. This district will serve as another use type for the **Planned Development (PD) District**, utilizing three (3) individual uses when most **PD Districts** only utilize two (2). This specific district is intended to serve as a regional, not just community, park and open space, with final dedication and maintenance to be provided by the Town of Moncks Corner. Amenities for this district include a basketball court, two (2) ball fields, walking trails, and at least one (1) pavilion to be used by the citizens and potentially rentable as the Recreation Department’s facilities generally are.

Architectural Guidelines Proposal:

The Village Square Design Guidelines outline the vision, standards, and approval processes for a proposed mixed-use Planned Development in Moncks Corner, South Carolina. The project is conceived as a traditional neighborhood development (TND) rooted in “Light Imprint” New Urbanist principles, with an emphasis on walkability, human-scaled design, and integration with the natural environment. The development will transform undeveloped land - containing trees and wetlands - into a cohesive neighborhood that includes detached single-family homes, neighborhood-scale commercial uses, civic spaces, parks, and preserved natural areas. The community is organized into three districts: The Market Village, The Civic Park, and The Cottage District.

The proposal establishes detailed standards for site planning, building form, and neighborhood character. Residential lots are relatively compact, with defined setbacks, height limits (generally up to 35 feet), and requirements governing massing, proportions, garage placement, and porch design to reinforce a pedestrian-friendly streetscape. Commercial buildings are limited to 50 feet in height and must follow similar principles of articulated facades and compatible scale. Architectural guidelines regulate materials, colors (including use of a historic Charleston palette), windows, foundations, and exterior wall systems to ensure consistency with Lowcountry architectural traditions while maintaining visual cohesion across the development.

Landscape design is a major component of the proposal. The guidelines prioritize preservation of existing trees, protection of wetlands, and integration of native plantings. Detailed requirements address tree removal and mitigation, irrigation, drainage, minimum planting standards, driveway widths, fencing, screening of utilities,

and restrictions on accessory structures. The goal is to maintain a manicured but natural aesthetic that enhances open space, frames views, and reinforces the community’s environmental character.

Finally, the document establishes a formal Architectural Review Board (ARB) and Design Review Administrator (DRA) process. All construction—residential or commercial—must undergo a structured multi-step review process, including pre-design consultation, preliminary and final submittals, inspections, and issuance of a certificate of compliance. Plans must be prepared by qualified South Carolina-licensed professionals, and approvals are required before site clearing or construction begins. Overall, the proposal seeks to tightly regulate design, materials, landscaping, and construction oversight to protect property values and ensure a cohesive, high-quality, pedestrian-oriented neighborhood.

Staff Recommendation: Staff has identified several questions regarding certain specific standards and the associated language contained within the submitted document. The document was recently provided to Staff and remains under active review. As part of this ongoing evaluation, the contents should be considered preliminary and subject to revision.

At this stage, Staff recommends that the Planning Commission review the proposed standards in their current form and carefully consider their potential implications. Staff further encourages Commissioners to provide substantive feedback, particularly with respect to clarity, enforceability, consistency with existing regulations, and overall alignment with the community’s planning objectives. Such input will assist in refining the document and ensuring that any adopted standards are clear, implementable, and consistent with established policy frameworks.

Attachments: Village Square Design Guidelines (20260217)