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STAFF REPORT

TO: Planning Commission
FROM: Carter France, Planner
SUBJECT: Zoning Map Amendment (ZA-26-02) – Moncks Corner United Methodist Church
DATE: February 24, 2026

Background: The applicant, Guy Purvis on behalf of Moncks Corner United Methodist Church, has applied for a Zoning Map Amendment (ZA-26-02) for parcels (TMS # 142-07-04-032, -11, -12, -14) addressed as 106 Church Street, 109 Church Street, and 106 N Live Oak Drive. The applicant is seeking the parcel to be zoned **General Commercial (C-2)**.

Existing Zoning: The subject parcel is currently in the **Transitional (TD)** Zoning District. Per the Town’s Zoning Ordinance, this zoning district is intended to promote:

“...commercial and professional offices uses typically found in single family areas. District land uses will preserve the area’s existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right. Such buildings may be converted to commercial use as detailed below.”

	Adjacent Zoning	Adjacent Land Use
North	C-1	Undeveloped Salon
	C-2	Medical Facility (<i>under construction</i>)
South	TD	Church
East	TD	Single Family Detached Dwelling
		Single Family Detached Dwelling
West	C-2	Grocery Store (Piggly Wiggly)

Existing Site Conditions: The subject parcels together comprise of approximately 4.19 acres, which appear to be occupied by a church, support infrastructure (parking lot), and undeveloped areas. Per the National Wetlands Inventory map, no delineated wetlands encroach upon the subject parcels. The subject parcels front N Live Oak Drive, with approximately 673 feet of road frontage and an additional 903-feet of frontage along Church Street.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **General Commercial (C-2)** Zoning District. Per the Town’s Zoning Ordinance, the **Office & Institutional (C-2)** Zoning 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 “

Staff is generally in support of increasing commercially zoned land along a corridor that is rapidly transforming into a heavily traversed throughfare (Live Oak Drive). With proximity to multiple existing commercial use types, and undeveloped commercially zoned parcels, the proposed zoning district and associated uses fit in the current character of the existing properties along the N Live Oak Drive corridor, and mesh nicely with the intent of the **C-2** zoning district mentioned above.

Density: The subject parcels consist of approximately 4.19 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-2)** zoning district is 60%. It is possible, but unknown to Staff, if the existing structures on the subject-parcel exceed that standard. As the properties currently host a church and parking lot, any tenant that would reestablish a similar use without modifying the footprint of the building, may be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any change of use or change in the building footprint, to include a complete demolition and new construction, would be required to meet the maximum lot coverage prescribed for the **C-2** zoning district.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time as the current use is already existing. Should a more intensive use propose to establish on the properties after the zoning has been amended to **General Commercial (C-2)**, Staff reserves our right to require a TIA prior to the establishment of any proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. As the property currently is developed, any tenant that would alter the existing structures and other infrastructure without increasing impervious area on the parcel, may be deemed nonconforming and subject to the Town’s standards per Section 5-2 of the Zoning Ordinance. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Neighborhood Mixed-Use”. The Plan calls for this land use to be designated for:

“Intended to provide small-scale neighborhood level services to the adjacent neighborhoods. Commercial-residential mixed uses are encouraged. Typically located along heavily traveled roadways, may act as a transition between higher intensity commercial corridors and residential neighborhoods. This area should have a strong focus around form-based zoning and high-quality design elements.”

The requested zoning district does appear to be congruent with this designation of the Future Land Use Map as the **General Commercial (C-2)** zoning district would permit a large variety of commercial use types by-right which the “Neighborhood Mixed-Use” designation promotes as seen in the definition above. Furthermore, most of the subject parcels front N Live Oak Drive, which Staff considers a heavily traversed commercial corridor.

All the subject parcels, but one (TMS # 142-07-04-014) appear to be within the aforementioned “Mixed Use Overlay”, which the Plan defines as:

“A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents. Prime examples of a Neighborhood Mixed Use Corridor are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses.”

The primary intent behind the above-mentioned overlay is to expand economic opportunities within the Town’s corporate limits. By rezoning the subject parcels **General Commercial (C-2)**, the Town’s economic opportunities are expanded as the **C-2** zoning district allows for a larger variety of by-right commercial uses than what is otherwise permitted by-right in the **Transitional (TD)** zoning district.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believe the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
4. Re-establish the downtown as the focal point of the community by promoting a mixture of residential, commercial, and recreational uses.

Staff does not believe that any of the various goals and implementation strategies are in conflict with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, although divided by the public right-of-way, the subject parcels are adjacent to the **General Commercial (C-2)** zoning designation which exclusively permits commercial use types by-right. The parcels in question appear to be over two (2) acres in size when combined, and adjacent to existing parcels zoned **C-2** allowing **General Commercial (C-2)** to be a permissible request.

Staff Analysis: Staff believes that the designated future land is consistent with the requested zoning district, as both the “Neighborhood Mixed-Use” designation and “Mixed-Use Overlay” promote commercial use-types

along heavily traversed roadways (N Live Oak Drive) and transforming corridors (Church Street). The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided to Staff, the current zoning and proposed zoning impacts to the surrounding neighborhood, and the request's compatibility with the Town's Comprehensive Plan, Staff recommends the Planning Commission approves the proposal for the requested **General Commercial (C-2)** zoning designation for the subject parcels. Staff's recommendation is due to the request's compatibility with the Future Land Use Map, and recognizable alignment with some of the goals & implementation strategies of the 2024 Comprehensive Plan, and the fact that N Live Oak Drive has become a heavily traversed commercial corridor.

*Attachments: SIGNED - Application (Guy Purvis)(20260211)
 Location Maps (Aerial, Zoning, Future Land Use Map)*