



Mount Pleasant, SC | (843) 330-0296 | demcnair@mcnairdesigndevelopment.com

**Date: 01/28/25**

**Wall Street**  
Moncks Corner, SC 29461  
TMS#: 142-08-04-012 & 142-08-04-013

**Density Bonus Request Letter**

**Project Information:**

The subject property is approximately 4.35 acres of real property located at or around 402 Wall Street in Moncks Corner, Berkeley County, South Carolina bearing TMS Number 142-08-04-012; and (2) approximately 1.23 acres of real property located at or around Wall Street in Moncks Corner, Berkeley County, South Carolina bearing TMS Number 142-08-04-013 (collectively the “Property”). 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 27 residential lots, however the width of the property creates a hardship, greatly impacting the potential density.

The Site’s proximity to Main Street and Berkeley Middle School, and easy access to Hwy 52 supports a residential subdivision. As this site is adjacent to Moncks Corner Regional Recreation Complex, there is also an opportunity to provide sidewalk connectivity from Wall Street to Main Street.

If the property is developed by-right (R-2), it would yield +/-11 lots. The Conditional Zoning request would result in +/-15 lots. The Conditional Rezoning approval would require the Development to provide the following improvements, that otherwise could not be required by the Town:

- Require all homes to be made of high quality Hardie plank siding
- Require sidewalks along any new roadways, and Wall Street in front of the development
- Streetlights along any new roadways
- Decorative Street Signs along any new roadways
- Connect sidewalk from the existing neighborhood through the development to the Town's Recreational Complex
- Provide a buffer from the development along Wall Street
- Additional parking to help discourage street parking in the new development
- Provide a healthy product mix, to ensure all the houses in the development do not look the same

**Community Coordination:**

In addition, we worked closely with the Wall Street Community to ensure their involvement in the rezoning process. To address the community’s questions and concerns, a community meeting was hosted at the Hope Impact Center. This opportunity allowed us to engage directly with the neighbors and learn about the historical significance of this community and area.

We have continued to meet with the community leaders and representatives (Tory Liferidge, Shelah Durant) to finalize an “Agreement for Residential Lot Development and Neighborhood Revitalization Fee.” In exchange for Community Partner’s support, the Developer shall pay “The Grace Impact Development Center” a Neighborhood Revitalization Fee that is assessed per lot. The Neighborhood Revitalization Fee shall be payable to Community Partner at the time of Plat Acceptance and Recordation.

**McNair**  
Design & Development

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The Grace Impact Development Center was established “to create, organize, incubate and fund programming in the areas of affordable housing, workforce development, health and education for at-risk populations throughout Berkeley County, SC.” (<https://graceimpacts1.org/about-us/>). One of the organization’s first ventures was a partnership with HFHBC and the Wall Street Community Association to build Community’s Hope Impact Centre (CHIC).

**Density Bonus Incentives:**

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

<b>Density Bonus Incentives</b>		
Bonus Type	Bonus	Square Feet
<b>Base Lot Size</b>		<b>12,000</b>
Community Revitalization Fee	10%	1,200
Sidewalk Connectivity	10%	1,200
Type A Buffer on Wall Street	10%	1,200
Open Space Requirements (20%)	10%	1,200
Add. Parking	5%	600
Product Mix (No more than 3 identical floorplans)	5%	600
	<b>New Min. Lot Size</b>	<b>6,000</b>

The rezoning request is scheduled for February 24<sup>th</sup>, 2026, Planning Commission. 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](mailto:demcnair@mcnairdesigndevelopment.com)

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