MONCKS CORNER
The Lowcountry's Hometown
PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-07) – Lee

DATE: October 20, 2026

Background: The applicant, Ken Lee, has applied for a Zoning Map Amendment (ZA-26-07) for one (1) parcel (TMS # 142-07-02-040). The applicant is seeking the parcel to be zoned from **General Commercial (C-2)** to **Transitional District (TD)**.

Existing Zoning: The subject parcel is currently in the **General Commercial (C-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended as:

> *"…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."*

	Adjacent Zoning	Adjacent Land Use
North	TD	Single-Family Detached Dwelling
South	TD	Single-Family Detached Dwelling
East	C-2	Retail Sales
West	C-2	Undeveloped

Existing Site Conditions: The subject parcel is approximately 0.058 acres (~2535.83 square feet), which appears to be occupied by a single-story building. The subject parcel fronts Newell Street, with approximately 32-feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, the **Transitional District (TD)** Zoning District is intended to:

"…accommodate 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.

Vacant lots in the TD District may be developed as either residential or commercial. Residential lots will be developed according to the requirements of R-1, Single Family Residential, while commercial lots will be developed according to the requirements of C-1, Office & Institutional."

Staff is generally not in support of decreasing existing commercially zoned land, however most parcels that front Newell Street are either undeveloped or currently occupied by residential use types. It is evident to Staff that the existing character of the Newell Street corridor is predominantly residential in nature, bolstering this request as the applicant is seeking **Transitional District (TD)**, which has a by-right residential use aspect per the Zoning Ordinance.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town's Zoning Ordinance, by-right use types include Single-Family Detached Dwellings and Guest Cottages / Garage Apartments. In addition, the requested zoning district would allow all commercial uses permitted by-right in the **Office & Institutional (C-1)** district via a Special Exception with the Board of Zoning Appeals.

Density: The subject parcel consists of approximately 2,535 square-feet. Per the Zoning Ordinance, the maximum lot coverage for **Transitional District (TD)** zoning district is either 30% or 50% depending on the existing / proposed use of the property. Staff understands the subject parcel is currently developed.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intensive use establish on the property after the zoning has been amended to **Transitional District (TD)**, 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. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. However, the National Wetlands Inventory Map does not appear to indicate the presence of wetlands on the subject-parcel. 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 "Town Character Residential". The Plan calls for this land-use to be designated for:

"Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments."

The requested zoning district appears to be congruent with this designation of the Future Land Use Map as the **Transitional District (TD)** zoning district would permit at least one residential use type by-right which the "Town Character Residential" promotes as seen in the definition above.

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.

2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
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 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 contagious to existing commercial. In this case, the subject parcel is adjacent to the **Transitional District (TD)** zoning designation allowing the sought **Transitional District (TD)** request to be permissible.

Staff Analysis: Staff believes that the designated future land use is consistent with the requested zoning district, as the "Town Character Residential" designation exclusively promotes residential use types. In addition, the existing residential nature of parcels fronting Newell Street supports the request. 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, Staff **recommends approval** to the Town Council in considering the requested Transitional District (TD) zoning district designation for the subject parcel.

Planning Commission Recommendation: The Planning Commission heard the request at their September 22nd meeting. The Planning Commission voted to **recommend approval** for the request.

Attachments: *Location Maps (Aerial, Zoning, Future Land Use Map)*
SIGNED - Application (Lee)(20260522)
Email (Ken Lee)(20260811)