

Doug Polen

From: MICHAEL E ROBERTS <michaeleroberts@mac.com>
Sent: Wednesday, February 9, 2022 12:12 PM
To: Michael Locklear; David Dennis; Bryan Ware; Jay Law; Dewayne Kitts; Latorie Lloyd; Chadwick Sweatman
Cc: Jeff Lord; Doug Polen
Subject: Proposed Ordinance to Zoning N Live Oak Drive from R-1 to R-3

To Mayor Locklier and members of the Moncks Corner Town Council:

My name is Michael Roberts and I am writing to you on behalf of my mother, Margie W. Roberts and my sister, Carol Kennemur who reside at 211 and 211B North Live Oak Drive respectively. We are writing to you in opposition to a proposed Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-1, single family residential to R-3, Multi-Family Residential and to amend the official zoning map of the Town to so reflect. We respectfully request that you consider our concerns noted below and vote to deny such an Ordinance.

We are concerned the rezone will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, and noise, as well as a reduction in property value.

1. A zone change seeking higher density is inconsistent with the current zoning plan for the Town and the proposal should be denied. The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Low Density Residential.
2. There is a no need for the zone change. The proponent of the change has failed to show that there's been a change in circumstances or that a mistake was made when the property was originally zoned. There was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use. The fact the applicant wants to develop a specific piece of property is not enough to justify a zone change. In fact, the week prior to the Planning Commission meeting on November 30, 2021, the staff met and determined that townhomes were a more appropriate use than the proposed duplexes. What facts and circumstances changed between November 30, 2021 and January 25, 2022?
3. The zone change will be inconsistent with surrounding uses. Approximately 600 feet to the North of the proposed development are wetlands which would not be subject to future development; approximately 400 feet to the East is the Sheriff's office (formerly the Santee Cooper building) which would not be affected. The most significant impact will fall on the approximately 1,800 feet along the South and West of the development currently zoned R-1 and occupied by single family homes. The process of singling out a parcel of land for a use classification different from that of a surrounding area for the benefit of the owner of such property and to the detriment of other owners is an improper, if not illegal decision.
4. The applicant has failed to show that the zone change would not significantly impact traffic. The entry to the proposed development is adjacent to my mother's driveway and fronts on North Live Oak Drive (Highway 17-A) a four-lane road. I can verify from personal experience the challenges exiting from and entering onto this heavily trafficked thoroughfare. Imagine the impact of adding 239 additional cars (as evidenced by the proposed development plan for parking spaces) funneled through an adjacent driveway with no stoplight.
5. The zone change will deprive surrounding homes of light, air and privacy. According to the developer's conceptual plan, there will be two two-story buildings (of the 58 planned) within 25 feet of my mother's side door significantly reducing access to sunlight and raising severe privacy concerns.

My mother is a 50-year resident of Moncks Corner and has witnessed tremendous growth in the town and surrounding county. Our family is not opposed to development and realize the value of the subject property as currently protected by the R-1 zoning designation. The proposed R-3 zoning change and the subsequent development it would allow is too intensive for the neighborhood and will damage surrounding property owners without commensurate benefit to the Town of Moncks Corner.

Respectfully submitted for your consideration.