

ORDINANCE NO. 2020-__

**AN ORDINANCE TO RE-CLASSIFY REAL PROPERTY LOCATED AT 209 NORTH
LIVE OAK DRIVE, TMS # 142-03-01-008 & -009, FROM R-1, SINGLE FAMILY
RESIDENTIAL, TO R-3, MULTI-FAMILY RESIDENTIAL WITH CONDITIONS, AND
TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER
TO SO REFLECT**

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located at 209 North Live Oak Drive, Moncks Corner, South Carolina, TMS # 142-03-01-008 & -009 to re-classify the property from R-1, Single-Family Residential to R-3, Multi-Family Residential with conditions; and

WHEREAS, it is necessary and desirable to reclassify said properties to R-3, Multi-Family Residential with conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on January 25, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of R-3, Multi-Family Residential with conditions; and

WHEREAS, the conditions to be placed upon these two parcels are described as follows:

1. Only duplexes shall be permitted on the property. No apartments or other attached residential construction shall be permitted.
2. Density will be capped at 4.2 units per acre, or 58 units.
3. All residents of the development will be 55 years of age or older.
4. All units will be sold fee-simple at market rate.
5. All units to be constructed with hardiplank or other quality exterior materials such as brick or stone.
6. Twenty-five foot vegetated buffers shall be provided on all sides of the development (Type C or equivalent), other than the required buffer along North Live Oak Drive.
7. Units to be capped at two stories.
8. All external lot maintenance, as well as maintenance of private roadways, amenities, streetlights, sidewalks, and stormwater facilities to be provided by a property owner's association.
9. Amenities to include walking trails, community swimming pool, and pond.
10. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

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- a. Two Years: Engineering complete
- b. Three Years: Land clearing and infrastructure underway
- c. Four years: Residential construction begins

11. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 15th day of March, 2022, that the Zoning Classification pertaining to TMS # 142-03-01-008 & -009 be hereby re-classified from its current zoning of R-1, Single Family Residential to R-3, Multi-Family Residential with conditions; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 15th day of March, 2022.

First Reading: February 15, 2022

Second Reading/Public Hearing: March 15, 2022

Attest:

Marilyn M. Baker, Clerk-Treasurer

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor

