



July 26th, 2022

Perry Hill Rezoning
TMS# 142-14-00-030

Rezoning Request:

The request is to annex and rezone the property to R-3 with conditions. The property is currently zoned R2 in the Berkeley County. An updated conceptual plan has been prepared to adhere to local and state regulations. This plan proposes two access points – the main access from Perry Hill Rd and an emergency access to Elloise Drive. The wetlands were recently delineated, and the land plan incorporates these current site conditions. Below is a summary of the requested design criteria associated with the rezoning request.

- Limited wetland impact (0.49 acres)
- Active open space with trail systems for connectivity
- Products that back up to natural/wooded areas
- Landscape buffer on Elliose/HWY 52
- HWY 52 Median Plantings
- Sewer main extension down Perry Hill Rd

Below please find the breakdown of the density bonus incentives the developer intends to implement for this development.

Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Neighborhood Revitalization	20%	2,400
HWY 52 Median Plantings	10%	1,200
HOA Maintained Amenities	5%	600
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
	Total Bonus	= 5,040

Intent – The intent of negotiated development is to achieve the following:

- a) To encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District).

- a. Provides different residential products (townhouses) in the area while not detracting from the existing community.
- b) To promote flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems and preservation of natural and scenic features that will result in a diversity of scale, style and details that foster a strong sense of community within the development as well as enhancing the immediate area surrounding the development.
 - a. Improves sewer infrastructure and provides sewer service to Perry Hill Rd. Creates a looped water system for improved pressure. Preserves a majority of the site with limited wetland impact. Creates active open space and trail systems. Improves emergency response with a controlled access point on Elloise Drive. Products back up to natural/wooded areas.
- c) To permit the development of such communities where there is demand for housing, a relationship with existing and/or planned employment opportunities, as well as supporting businesses and other services, and adequate community facilities and infrastructure existing or planned within the area.
 - a. Offers affordable housing in a desirable location.
- d) To provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Moncks Corner.
 - a. The proposed conditions do not alter the intended residential use of the property.