



The Lowcountry's Hometown

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STAFF REPORT

TO: Planning Commission
FROM: Carter France, Town Planner
SUBJECT: Annexation (AN-25-03) – Andrew Greenspan
DATE: August 26, 2025

Background: The applicant, GHP Office Realty, LLC, has applied for **Annexation** (AN-25-03) for the parcel (TMS # 122-00-01-013) addressed as 468 Nelson Ferry Road. The applicant is seeking the parcel to be zoned **Light Industrial District (M-1)**.

Existing Zoning: The subject parcel is currently in the **Berkeley County (Flex1)** Zoning District. Per Berkeley County's Zoning Ordinance, this zoning district is intended to:

"...Preserve agricultural activities as a primary use, but to allow residential development as a secondary use. Manage growth to protect agricultural land and land uses from development pressures to avoid increasing demands for road improvements and public infrastructure. Provide standards to control the intensity of development in rural areas of sensitive natural and historical resources. Preserve wetlands, watercourses and other significant natural resource areas, and to preserve the scenic quality of the landscape. Preserve and protect the rural residential character of specific areas within the county. Ensure that the cultural integrity of the county's historical resources is protected. Protect these areas from infiltration of incompatible land uses."

Adjacent Zoning		Adjacent Land Use
North	Flex1	Single Family Detached Dwelling
South	C-2	Undeveloped
East	Flex1	Automobile Repair Facility
	HI (Berkeley County)	
West	C-2	Undeveloped
	Flex1	Single Family Detached Dwelling

Existing Site Conditions: The subject parcel comprises approximately 13.5 acres, which is currently occupied by a Home Telephone Company, as a storage and maintenance facility. Per the National Wetlands Inventory map, there appears to be delineated wetlands along the Western property line, and in the South-East of the subject parcel. The subject parcel fronts Nelson Ferry Road, with approximately 745 feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Light Industrial (M-1)** Zoning District. Per the Town’s Zoning Ordinance, the **Light Industrial (M-1)** Zoning District is intended to:

“accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirement...”

Staff is generally in support of annexing non-residentially zoned land within the US Highway 52 corridor, that is steadily transforming into a heavily traversed throughfare. With the proximity to existing **General Commercial (C-2)** zoning along US Highway 52, the proposed zoning district and current and future associated uses fit in the overall character of the corridor.

Density: The subject parcels consist of approximately 13.5 acres. Per the Zoning Ordinance, the maximum lot coverage for **Light Industrial (M-1)** zoning district is 60%. It is unclear currently if the existing structures exceed that standard. As the property currently has a Home Telephone Company facility, any tenant that would convert the existing facilities into a new use without modifying the footprint of the building would be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any change in the building footprint, to include a complete demolition and reconstruction, would be required to meet the maximum lot coverage prescribed for the **M-1** zoning district.

Transportation: At this time, Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel. Should a more intensive use propose to establish on this property after the zoning has been amended to **Light Industrial (M-1)**, Staff reserves our right per Section 5-9.D of the Zoning Ordinance, to require a TIA prior to the establishment of the proposed use.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. As the property currently is developed, any tenant that would convert the existing facilities into a new use without increasing impervious area on the parcel, may be deemed nonconforming and subject to the Town’s standards per Section 5-2. 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 “Neighborhood Mixed Use”. The Plan calls for this land use to be designated for:

“Intended to provide small-scale neighborhood level services to the adjacent neighborhoods. Commercial-residential mixed uses are encouraged. Typically located along heavily traveled roadways, may act as a transition between higher intensity commercial corridors and residential neighborhoods. This area should have a strong focus around form-based zoning and high-quality design elements.”

The requested zoning designation mostly does not appear to be congruent with this designation of the Future Land Use Map as the Comprehensive Plan defines “Neighborhood Mixed Use” to be more service base commercial, with a mix use flavor. However, as the request primary suggests industrial type uses, with the caveat all commercial type uses would be permitted by-right, the current tenant of low-intensity, clean

industrial use types and potential for commercial uses in the future, this annexation may serve the Future Land Use Map well, to be a transition zone between the vehicle-heavy commercial along US Highway 52, and the low density residential further down Nelson Ferry Road.

The subject parcel appears to be partially within the aforementioned “Highway Commercial Overlay”, which the Plan defines as:

“A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.”

The requested parcel shows the property partially within the “Highway Commercial Overlay”. This overlay promotes professional or medical offices, corner stores and other uses that provide daily services to residents; intended use types that are generally permitted by-right within the **Office & Institutional (C-1)** zoning district. As this request seeks **Light Industrial (M-1)**, it does appear the request complies with the Town’s Comprehensive Plan as the Zoning Ordinance that allows **Office & Institutional (C-1)** and **General Commercial (C-2)** uses by-right in the **M-1** zoning designation (Section 6-10.2 of the Zoning Ordinance).

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

Staff does not believe that any of the various goals and implementation strategies conflict with the request.

Procedural Issues: As the subject parcels are requesting annexation by 100% of the property owners, and have signed annexation petitions, the request will be presented for approval at two (2) separate Town Council meetings. As part of this request, the applicant is also seeking to apply Town of Moncks Corner zoning to the subject parcels.

.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 contiguous to existing commercial. In this case, the parcel is over two (2) acres in size, therefore negating the concern for spot zoning.

Staff Analysis: Staff believes that the designated future land use may be consistent with the requested zoning district, however with the inclusion of the “Highway Commercial Overlay” land use encompassing a portion of the subject parcel, and the inclusion of one (1) of the implementation strategies of the Comprehensive Plan lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided to Staff, approval is recommended for the requested **Light Industrial (M-1)** zoning district designation for the subject parcel. Staff’s recommendation is

due to the fact the existing low-intensity, clean industrial use provides for an adequate transition from heavy commercial vehicular traffic and the low density residential area to the west, the Highway Commercial Overlay District wraps the southern portion of the subject parcel, and the parcel's existing use will remain similar to the requested zoning. The highlighted overlay promotes service type uses, which the Light Industrial (M-1) zoning designation allows for by-right and the request's compatibility with implementation strategies outlined in the Town's Comprehensive Plan,

Attachments: SIGNED - Application (Andrew Greenspan)(20250721)
Survey (20250721)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)