



*The Lowcountry's Hometown*

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## STAFF REPORT

**TO:** Town Council

**FROM:** Justin Westbrook, Community Development Director

**SUBJECT:** Annexation (AN-25-03) – Leiriane Junquera

**DATE:** November 11, 2025

**Background:** The applicant, Leiriane Junquera of 208 Oystercatcher Way, Simpsonville SC, has applied for **Annexation** (AN-25-03) for one (1) parcel (TMS # 142-10-01-079) addressed as 525 S Live Oak Drive. The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**.

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

*"For the development of commercial centers that serve the retail and services needs of the surrounding community within a ten-minute drive. The regulations in this district are intended [to] Ensure that developments complement the character of the surrounding community; and Ensure that appropriate pedestrian linkages with adjacent land uses are included; and Minimize roadway hazards caused by numerous or poorly located curb cuts; and Buffer from incompatible uses; and Strengthen business and commercial activity by concentrating facilities; and Dissuade noncomplementary uses that might weaken or conflict with commercial activity."*

Adjacent Zoning		Adjacent Land Use
North	General Commercial (GC)(Berkeley County)	Undeveloped
South	General Commercial (GC)(Berkeley County)	Undeveloped
	Agricultural District (Flex1)(Berkeley County)	
East	Office & Institutional (C1)	Pruitt Health
West	General Commercial (GC)(Berkeley County)	Undeveloped

**Existing Site Conditions:** The subject parcel comprises of approximately 0.94 acres, which is currently undeveloped. Per the National Wetlands Inventory map, there appears to be some delineated wetlands at the Northwest corner of the subject parcel. The subject parcels front Live Oak Drive, with approximately 205 feet of road frontage.

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

*“accommodate a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”*

Staff are generally in support of annexing non-residentially zoned land within the Live Oak Drive corridor, that is steadily transforming into a moderately traversed throughfare. With the proximity to existing **Office & Institutional (C-1)** and **Berkeley County General Commercial (GC)** along Live Oak Drive, the proposed zoning district and current and future associated uses fit the overall character of the corridor.

**Density:** The subject parcels consist of approximately 0.94 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. Upon Staff’s first review of the Site Plan, It does not appear the proposed flatwork and structure exceeds that standard.

**Transportation:** At this time, Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel. Should a more intensive use seek to establish on this property, 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. 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 designation does not appear to be congruent with this designation of the Future Land Use Map as the Comprehensive Plan defines “Town Character Residential” to be residential in nature with a mix of densities.

The subject parcel appears to be within the aforementioned “Mixed Use Overlay”, which the Plan defines as:

*“A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents. Prime examples of a Neighborhood Mixed Use Corridor*

*are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses..”*

The requested parcel shows the property within the “Mixed Use Overlay”. This overlay promotes “low intensity service-based commercial land uses.” Staff interprets uses with low intensity to be similar uses to, 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 **Office & Institutional (C-1)**, it appears this request complies with the Town’s Comprehensive Plan.

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 not be consistent with the requested zoning district, however with the inclusion of the “Mixed Use Overlay” land use encompassing 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 resources provided to Staff, approval is recommended for the requested **Office & Institutional (C-1)** zoning designation for the subject parcel. Staff’s recommendation is due to the presence of the “Mixed Use Overlay” around the subject parcel, the request’s alignment with goal and implementation strategy number three (3) as seen in the Town’s 2024 Comprehensive Plan, and the existing commercial nature of the Live Oak Drive Corridor.

**Planning Commission Recommendation:** The Planning Commission heard the request at their October 28th meeting. The Commission voted unanimously in favor of recommending APPROVAL of the requested annexation and zoning of Office & Institutional (C-1) designation for the subject parcel. The applicant spoke in favor of the

request. The Planning Commission discussed the request regarding developing in the county versus annexing into the Town.

*Attachments:               SIGNED - Application (20250828)*  
*Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)*