



The Lowcountry's Hometown

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STAFF REPORT

TO: Planning Commission
FROM: Justin Westbrook, Community Development Director
SUBJECT: Zoning Map Amendment (ZA-23-03) – Karl Rakes
DATE: August 22, 2023

Background: The applicant, Jason Hennessee, has applied for a Zoning Map Amendment (ZA-23-03) for a five (5) parcels (TMS #123-00-06-057, #123-00-06-060, #123-00-06-061, #123-00-06-062, #123-00-06-063). The applicant is seeking to assign **R-4 – Multi-family Residential** zoning to the subject parcels.

Existing Zoning: The subject parcels are currently within the **C-2** zoning district. Per the Zoning Ordinance, the **C-2 – General Commercial District** is intended to:

“...accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”

The zoning district is primarily commercial in nature, specifically designed for high intensity commercial use types.

Adjacent Zoning		Adjacent Land Use
North	Flex 1 (Berkeley County)	VACANT
South	R-4	Multi-family Detached
East	R-4	Multi-family Detached
West	R-4	VACANT
	C-2	Marina/Restaurant

Existing Site Conditions: The subject parcels total approximately 1.8 acres, which is currently undeveloped. The subject parcel is currently accessible by approximately 288-feet of frontage along Reid Hill Road. According to the Berkeley County GIS, there does not appear to be delineated wetlands on the subject parcel.

Proposed Zoning Request: The applicant previously submitted a request for a **Zoning Map Amendment** for the subject parcels from **R-3 – Multi-family Residential** to the current **C-2 – General Commercial** zoning district in 2020. At that time, the **R-3** zoning district was the Town’s most dense residential district.

In April 2022, the Town subdivided the **R-3 – Multi-family Residential** zoning district, creating **R-3 – Single-family Attached Residential** and creating a **R-4 – Multi-family Residential** zoning district. The repurposed **R-3** would be reserved for medium density residential uses that utilize duplex and single-family attached (townhomes). The newly created **R-4** would be reserved for high density residential uses, specifically vertically attached apartment-style structures.

The applicant's current request is seeking to attach conditions to the base **R-4 – Multi-family Residential** zoning district the Town utilizes. **R-4** serves to:

"...support high-density residential uses, characterized by vertically attached apartment-style structures subject to the requirements set forth in this ordinance."

All other additional elements as required by the Zoning Ordinance, specifically Section 6-12 of the Zoning Ordinances, must be met by the developer.

Density: Staff has not reviewed a sketch plan for the development of the subject parcels, however generally Staff understands the goal to have a large L-shaped building, overlooking the Hidden Cove Marina. The building is anticipated to have condominium units for sale, which would translate to a multi-family use type. As the building has not been presented to Staff for review or comment, it is unclear how many units the applicant is proposing.

With a static property size of 1.8 acres, the applicant could propose up to twenty-eight (28) dwelling units for the properties in question.

Transportation: Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat or Site Plan approval. Staff will commission the TIA with recommendations from the traffic engineer being installed by the applicant at the time of development. Staff will also work with the applicant on potential improvements made to Broughton Road, in accordance with Berkeley County requirements for driveway connectivity.

Consistency with Plans: Adopted in 2017 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcels as "High Density Residential". The Plan indicates this designation be predominately single-family attached neighborhoods and multifamily developments with densities over eight (8) units per acre. While the subject parcel is vacant, the predominate immediate surrounding use type is single-family attached dwellings.

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

- **Land Use Policy 1:** The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.
- **Land Use Policy 2:** The Town will continue efforts to guide the growth of land adjacent to existing boundaries.
- **Land Use Policy 3:** The Town will promote development that is appropriate and compatible with neighboring uses.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional **C-1** zoning contiguous to existing commercial. For this request, the subject parcel is considered an extension of the existing adjacent **R-4** district boundary.

Staff Analysis: Staff believes that the proposed zoning district represents a “down zoning” and is more harmonious with the existing surrounding use types and zoning district. The proposal appears to be an extension in use of the existing residential units, and with close proximity to Highway 52, along with a required Traffic Impact Analysis, Staff believes this proposed use would be congruent with existing zoning and the adopted Future Land Use Map.

Staff Recommendation: Staff recommends approval of the requested **R-4 – Multi-family Residential** zoning district designation for the subject parcel. Staff has reached this recommendation due to the existing conditions of the surrounding parcels, the Future Land Use Map, and the *Land Use Policies* set forth in the 2017 Comprehensive Plan.

Attachments: SIGNED - Application (Karl Rakes)(20230803)

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