



The Lowcountry's Hometown

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Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: January 25, 2022
Town Council:
First Reading: February 15, 2022
Second Reading & Public Hearing: March 15, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 142-03-01-008 & -009

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-1, Single Family Residential, to R-3, Multi-Family Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant is seeking to rezone 13.84 acres of land on N. Live Oak Drive from R-1, Single Family Residential, to R-3, Multi-Family Residential, with conditions. The property consists of 8.58 acres of uplands and an additional 5.26 acres of wetlands, approximately.

The development would consist of no more than 58 duplex units with the following conditions:

- All residents will be 55 years old or older
- All units would be sold fee-simple at market rate
- All units to be constructed with hardiplank or other quality exterior materials such as brick or stone
- Buffers would be provided on all sides of the development. Such buffers are not required by code.
- Units to be capped at two stories.

- All external lot maintenance to be provided by property owner's association
- Amenities to include walking trails, community swimming pool, and pond.

In order to communicate this project to the public, the applicant posted a sign 15 days prior to the Planning Commission meeting on site adjacent to Hwy 17A. This sign is 4' x 6' and describes the project as well as staff contact information. As of the time of this writing, no members of the public have contacted staff concerning this project.

Current Zoning - Definition and Uses:

R-1 & R-2, Single Family Residential, Sec. 6-3

These districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto.

Permitted Uses: A building or premises in the R-1 or R-2 district may be used for the following purposes:

- 1. One-family detached dwellings*
- 2. Guest cottages, garage apartments*

Proposed Zoning - Definition and Uses:

R-3, Multi-Family Residential, Sec. 6-4

This district is intended to support medium- and high-density residential uses, permitting progressively higher population densities, characterized by two-family detached, multiple family structures, and garden type apartments subject to the requirements set forth in this ordinance. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district. (Amend. 10/2015, 5/2016)

Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:

1. All uses allowed in R-1 or R-2, with the exception of one-family detached dwellings, guest cottages, and garage apartments, within the requirements of each district.
2. Multi-family dwellings, including apartment complexes, single family attached (i.e. townhouses), two-family dwellings (duplexes), and the like.
3. Bed & Breakfast, room and boarding house, group dwellings
4. Daycare, residential, nursing, and assisted living facilities.
5. Library and information centers
6. Fire stations
7. Electric substations
8. Public golf course
9. Coin operated laundries and dry cleaning

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	D-1 & C-2	Vacant
East	C-2	Sheriff's Office
South	R-1	Single Family Residential
West	R-1	Single Family Residential

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Low Density Residential. Low Density Residential is defined as up to 4 units per acre. Proposed units per acre is 4.2 units per acre.

Staff Findings & Recommendation:

Staff has had numerous meetings with the applicant and feels that the proposed project would be a good fit for the area. There is a need for senior focused housing in Moncks Corner, and the other such development in Town was sold out long before completion.

Traffic is a growing concern in Monck Corner. A typical detached single family residence generates just under 10 trips per day according to the Institute of Traffic Engineers Trip Generation Manual. Senior living residential generates approximately 5.6 trips per day.

Stormwater and flooding are also major concerns in Town. The rear of the property is in a flood zone as well as in the floodway. The floodway is the natural course of flood waters, and it is effectively impossible to build in the floodway. Some proposed units may be constructed in the flood zone, but as long as the units are built to code this is permitted by all applicable laws.

According to modern stormwater codes, any rainwater that falls on the property will be contained on site in stormwater ponds. This will make the site safer after construction than before construction as far as stormwater is concerned.

For these reasons, Staff recommends **APPROVAL** of this project.