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STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-25-02) – Jillian Weatherford

DATE: April 22, 2025

Background: The applicant, Jillian Weatherford, has applied for a Zoning Map Amendment (ZA-25-02) for a parcel (TMS # 142-04-01-068). The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**.

Existing Zoning: The subject parcel is currently in the **Single Family Residential District (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to:

"...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"

Adjacent Zoning		Adjacent Land Use
North	GC (Berkeley County)	Bus Depot
South	R-2	Single Family Detached Dwelling
East	C-1	Single Family Detached Dwelling
West	C-1	VACANT

Existing Site Conditions: The subject parcel comprises approximately 0.49 acres, which is currently utilized as a recently constructed single family home with an accessory structure. Per the National Wetlands Inventory map, there does not appear to be any wetlands delineated on the parcel. The subject parcel currently front N. Live Oak Drive, with approximately 167-feet of road frontage. The parcel also has access to the south on Roper Circle, which serves several residential single family detached dwellings, connecting to Wall Street.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel into the Town of Moncks Corner and apply for an **Office & Institutional (C-1)** Zoning District. Per the Town's Zoning Ordinance, the **Office & Institutional (C-1)** Zoning District is intended to:

“accommodate commercial and professional offices uses typically found in single family areas. District land uses will preserve the area’s existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right. Such buildings may be converted to commercial use”

Staff is generally in support of increasing commercially zoned land along a major corridor. With the proximity to existing **C-1** zoning and local businesses and offices, the proposed zoning district and associated uses fit in the current character and future intent of the existing surrounding properties.

Density: The subject parcels consist of approximately 0.49 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. It is unclear at this time if the current structures exceed that standard. As the property utilizes a single dwelling, any future uses with the proposed zoning district would prohibit residential use types, thus making density a moot point.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized property.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

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 request includes a residential districts, however the subject parcel also 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 entirely within the “Mixed Use 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 **Office & Institutional (C-1)**, it does appear the 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.

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
2. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
8. Identify and preserve the community assets that contribute to the Town's unique small-town character, quality of life, and cultural identity.

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

Procedural Issues: 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 subject parcel is adjacent to the requested zoning district boundary.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, however with the inclusion of the "Mixed Use Overlay" land use encompassing the subject parcel completely, the requested zoning district is closely aligned with the Future Land Use Map and subsequent overlay. The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district. The surrounding parcels on the block are also zoned congruently with the request, making the change in zoning districts consistent with the district and uses along N. Live Oak Drive.

Staff Recommendation: Currently, Staff recommends approval for the requested **Office & Institutional (C-1)** zoning district designation for the subject parcel. Staff's recommendation is due to the commercial nature of N. Live Oak Drive and the compatibility with the goals and strategies of the 2024 Comprehensive Plan, specifically the Mixed Use Overlay.

*Attachments: Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
 SIGNED - Application (Jillian Weatherford)(20250318)
 Plat (2023007084)*