



The Lowcountry's Hometown

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STAFF REPORT

AMENDMENT TO THE OFFICIAL ZONING MAP

DATE: February 24, 2023

TO: Moncks Corner Planning Commission/Town Council

FROM: Wyatt Stitely, Interim Town Planner

SUBJECT: Annexation Request

SUBJECT PROPERTY: TMS# 143-00-00-078

ACTION REQUESTED: Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property TD, and to amend the official Zoning Map of the Town to so reflect

BACKGROUND:

The applicant, South Carolina Battleground Preservation Trust, would like to annex their property into the Town of Moncks Corner. The subject property, TMS# 143-00-00-078, is approximately 8.3 acres in size and is currently zoned GC, General Commercial in Berkeley County. The subject property is under a perpetual conservation easement which prevents any development from occurring on site. Based in the Berkeley County Zoning Ordinance, the intent of the GC district is 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 subject property meets all state and local annexations requirement, therefore, qualifies for annexation into the Town of Moncks Corner.

SUMMARY OF ADJACENT ZONING & USES:

As seen in the attached map, the subject property is surrounded by a mixture of commercial and residential uses. The adjacent properties are as follows:

North	Within Moncks Corner	R-3 Single-Family Attached Residential District
Northeast	Within County	GC General Commercial
South	Within County	R1 Single-Family Residential District
East	Within County	R1 Single-Family Residential District
West	Within Moncks Corner	TD Transitional District



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REQUESTED ZONING:

The applicant requested that the subject property be zoned TD Transitional District upon annexation into the Town. According to Article 6, Section 7 of the Town's Zoning Ordinance, the intent of the TD district is as follows:

"This 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 as detailed below.

Vacant lots in the TD District may be developed as either residential or commercial. Residential lots will be developed according to the requirements of R-1, Single Family Residential, while commercial lots will be developed according to the requirements of C-1, Office & Institutional."

Permitted Uses: A building or premises in the Transitional District may be used for the following purposes:

1. One-Family detached dwelling
2. Guest cottages, garage apartments

Any proposed uses of property within this zoning district that are not a permitted use must be approved as a conditional use by the Board of Zoning Appeals.

Accessory Uses: Accessory uses as permitted in the R-1, R-2, R-3, C-1, and C-2 districts

Special Exceptions:

1. Churches
2. Non-certified modular buildings used for habitation
3. Commercial uses permitted in the C-1 district
4. Public parks, playgrounds, schools, government facilities

New or Unlisted Uses and Use Interpretation

The Zoning Administrator shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in Section 2-2 of this Ordinance or may require that the use be processed in accordance with the procedures established in §11-2, Special Exceptions, or §7-12, Planned Unit Development (PUD) district.



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MONCKS CORNER COMPREHENSIVE PLAN:

Based on the 2017 Moncks Corner Comprehensive Plan Future Land Use Map, the subject property has been identified as a Recreation Node. Furthermore, based on Berkeley County Future Land Use, the subject property had a Conservation/Recreation designation.

The Comp Plan also provides goals and policies which help in decision making for subjects such as land use. The Land Use Goal states:

The Town will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.

The Land Use policies that work to achieve this goal support the action requested. The specific policies are as follows:

LU2: The Town will continue efforts to guide the growth of land adjacent to existing boundaries.

LU3: The Town will promote development that is appropriate and compatible with neighboring uses.

LU4: The Town will promote development that is sensitive to identified green infrastructure areas and balances the built environment with its natural resources.

STAFF FINDINGS AND RECOMMENDATIONS:

Based on the findings summarized below, staff recommends the **APPROVAL** of the requested zoning map amendment.

1. The subject property abuts previously annexed properties of the Town and therefore meets the annexation requirements.
2. Based on the intent of the TD district and the mixture of adjacent uses, staff finds the zoning request compatible within the context of the subject area.
3. Staff does not perceive the request to adversely affect the public health, safety, and welfare of residents and/or property owners within the vicinity of the subject property.
4. Staff finds the request to be in line with the guiding principles, goals, and policies of the 2017 Moncks Corner Comprehensive Plan.