

ORDINANCE NO. 2026-__

AN ORDINANCE TO RE-CLASSIFY 5.58 ACRES OF REAL PROPERTY ADDRESSED AS 402 WALL STREET, TMS # 142-08-04-012 & -013 FROM R-2, SINGLE-FAMILY RESIDENTIAL TO CZ R-2, CONDITIONAL ZONING – SINGLE-FAMILY RESIDENTIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the properties designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 142-08-04-012 and 142-08-04-013 to subsequently re-classify portions of the property from R-2, Single-Family Residential to CZ R-2, Conditional Zoning – Single-family Residential; and

WHEREAS, it is necessary and desirable to reclassify said property to CZ R-2, Conditional Zoning – Single-family Residential;

WHEREAS, the conditions to be placed upon this parcel are described as follows:

1. Up to seventeen (17) single family detached dwelling units may be platted and constructed on the subject parcel, as generally shown on Exhibit A – Concept Plan.
2. Dimensional Standards:
 - a. Minimum Lot Size: 6,000 ft²
 - b. Minimum Lot Width: 40-feet
 - c. Front Setback: 25-feet
 - d. Side Setback: 7.5-feet
 - e. Rear Setback: 15-feet
 - f. Maximum Lot Coverage: 50%
 - g. All other dimensional and zoning standards not specifically mentioned shall be subject to the R-2 – Single Family Detached zoning district listed in the Zoning Ordinance in place at the time of construction.
3. A 5-foot standard sidewalk shall be constructed through the parcel, from Wall Street to the Town’s walking path at the Recreational Complex.
4. A Type-A buffer shall be installed prior to the issuance of a Final Plat, along the Wall Street edge of the subject parcel.
5. Additional parking, as generally shown on the Exhibit A – Concept Plan, shall be installed with at least six (6) parking spaces, with appropriate dimensions for the parking area as defined in the Town’s Zoning Ordinance.
6. No more than three (3) dwelling units shall share the same floor plan, ensuring a robust product mix. Floor plan delineation and determination of similarity shall rest with the Zoning Administrator and approved prior to the issuance of a Building Permit.
7. Required open space shall be 20% of the total lot area of the development.

ORDINANCE NO. 2026-__ CONTINUED:

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 21st day of April, 2026, that the property herein described is hereby zoned Conditional Zoning – Single-family Residential (CZ R-2); and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 21st day of April, 2026.

FIRST READING: March 17, 2026

SECOND READING AND PUBLID HEARING: April 21,
2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney